

EXECUTIVE SUMMARY

KING COUNTY

AREA REVIEWED

Apartments in Neighborhoods 045, 150, 240, 245, 250, 260, 295, 320, 335, 345, 350, 355, 375, 380, 390, 395, 430, and 455 were physically inspected. This includes low-income apartments in these neighborhoods. All other apartment neighborhoods were valued as annual update neighborhoods.

VALUATION DISCUSSION

A valuation model was created for all the apartments in King County. Up to six indicators of value were provided for each parcel (subject sale, income approach value, gross income multiplier value, multiple regression value, cost approach value, and weighted value).

SUMMARY ANALYSIS

Ratio analysis was performed before and after valuation and the level of assessment was improved. The changes in assessed values are presented below. More detailed information is provided in the section "Change in assessed value from previous roll". New construction influenced the total increase in assessed value.

Total Previous A.V. (physically inspected neighborhoods)	
	\$3,175,060,950
Total Proposed A.V. (physically inspected neighborhoods)	
	\$3,546,037,551
Percent Change	+ 11.7%
Total Previous A.V. (annually updated neighborhoods)	
	\$10,983,446,770
Total Proposed A.V. (annually updated neighborhoods)	
	\$11,985,078,200
Percent Change	+ 9.1%
Total Previous Apartment A.V. (Entire County)	\$14,158,507,720
Total Proposed Apartment A.V. (Entire County)	\$15,531,115,751
Percent Change	+ 9.7%

Part One -- Introduction

Summary of important conclusions

Appraisal Date: 01/01/2003

Area Name: Apartment neighborhoods 045, 150, 240, 245, 250, 260, 295, 320, 335, 345, 350, 355, 375, 380, 390, 395, 430, and 455 were physically inspected and values posted to the 2003 assessment roll. All other apartment neighborhoods were valued as annual update neighborhoods.

Inspection dates: 12/02/2002 to 03/31/2003

Previous valuation dates (for physically inspected properties): Valuation date 1/1/1996 for neighborhood 045; 1/1/1997 for neighborhoods 240, 245, and 250; 1/1/1998 for neighborhoods 320, 335, 345, 350, 355, 375, 380, 390, 395, 430, and 455; 1/1/1999 for neighborhoods 245, 260, and 295; 1/1/2000 for neighborhood 150.

Ratio information: The weighted mean ratio for the county before valuation was .86 and the median was .88. After valuation it was .93 and .95 respectively. For complete information see the ratio tables in the addenda Ratios Before and Ratios After.

Appraisal Team members and participation

Rick Davison is assigned primary responsibility for the apartment values and was assisted by the following:

Loren Greenwalt performed the functions of data collection, sales verification, collection of rent information, drawing, and valuation of new construction.

Becky Blackstock and Don Torguson performed the functions of data collection, sales verification, collection of rent information, drawing, physical inspection, and valuation.

Marie Ramirez assisted in the statistical analysis, creation of the model, and valuation.

The following assisted in the valuation phase: John Berg, Russ Butler, Yuen Chin, Ruth Peterson, Steve Wilson, and Raney Wright.

Special Assumptions & Departures

We considered all three approaches to value.

Part Two Presentation of Data

Identification of the area

All apartment properties in King County with four or more units. Mixed-use properties where the commercial area is no more than 25% of the total net area are also part of the apartment specialty.

Name or Designation

All apartment properties in King County are identified in the Assessor's records as Area 100. In addition each apartment property is assigned a neighborhood. See table of neighborhood names and numbers at the beginning of addendum Area Maps.

Boundaries

See the neighborhood maps in the addendum Area Maps of this report.

Maps

Maps of the neighborhoods are included in the addenda. Assessor's maps are located on the 7th floor of the King County Administration Building.

Overview of the King County Apartment Market

King County consists of 2,134 square miles, 381 square miles of which is in 39 incorporated cities. 460 square miles are included in the Urban Growth Area. Most of that would be the western portion of the County lying west of a north-south line passing through Lake Sammamish. Only 79 square miles of the Urban Growth Area are in unincorporated areas. Almost all the apartments in the County fall within the Urban Growth Area. The population of King County was 1,777,300 in 2002. It is the twelfth most populous County in the United States. The population increased 19% during the 1980's; 15% during the 1990's; and 2% from 2000 to 2002. Although King County comprises 3% of the state's land area it contains 29% of the population and 43% of the jobs. Nationally, King County was ninth in number of jobs. There were 742,237 housing units in the County in 2000. Median household income in 2001 was reported by the 2002 *King County Annual Growth Report* to be \$61,400.

The largest employers in the County are Boeing, University of Washington, Microsoft, and King County Government. Employment in the County was at 1,197,366 in 2000, an increase of 27% over the 1990 figure of 942,900. Until 1999 the employment picture had steadily improved since 1993 when unemployment was at 6.3%. Now unemployment is on the rise. The 2001 unemployment figure is 5.1%. Since 2001 Boeing has laid off 19,000 workers in the Puget Sound region. Thirty-one percent of County employment is in the service industry. Since 1998 the service sector has had the highest average wage of any job sector. Although

many of the jobs in this sector are low paying, many others are very high paying jobs. The size of the service industry increased over 50% in the last decade, higher than any other sector. The manufacturing sector provides approximately 12% of County employment. This is the only sector that has decreased in size in the last decade.

Mortgage interest rates for 30 year fixed rate mortgages were at the 7% level during 1998. By the 2nd quarter of 1999 they were on the rise peaking in mid 2000 at about 8.5%. During 2001 they were between 7% and 7.5%. In 2002 and continuing in 2003 they dropped dramatically. According to HSH Associates the rate in July, 2003 for the Seattle market was 5.53% with .53 points (national average was 5.59% with .32 points).

Residential properties with at least 4 units are assigned to the apartment specialty. Also included are associated land parcels, some 1 through 3 unit buildings that are associated with apartments, condominium complexes that are rental properties, and mixed use buildings where no more than 25% of the total net area is devoted to commercial use. There are a total of 11,783 account numbers assigned to the apartment specialty. Of these, 289 are land parcels associated with apartment properties. Another 2,409 are account numbers for individual condominium units associated with the 219 condominium complexes that are included in the apartment specialty. Subtracting the land parcels and individual condo units results in 9,085 apartment properties in King County. This total varies slightly from the total number of properties shown on the table of averages and the total number shown on the county-wide ratio studies. The reason for the difference is the different times at which the totals were computed. The 9,085 improved apartment properties contain a total of 211,243 units. Of the improved properties 1% have fewer than 4 units; 22% are fourplexes; 24% are five to nine units; 16% are 10 to 19 units; 16% are 20 to 49 units; 6% are 50 to 99 units; 12% are 100 to 199 units, and the remaining 3% are 200 units and up. Of the apartments in existence today 16% were built before 1930, the vast majority of these (97%) are in Seattle. During the Depression and World War II very little construction was done. As a result only 2% of the apartments in King County today were built in the years 1930 through 1945 and 27% of those were built in 1930 alone. It wasn't until the 1960's that apartment construction outside of Seattle began in earnest. Today 38% of the apartments in the county are outside of Seattle. Of the total housing stock in King County, 37% are multi-family (includes duplexes and triplexes).

During 2001, building permits were issued to construct 7,345 multi-family units in King County. This is a decrease of 24% from 2000. During the early 1990's the number of units for which permits were taken out remained under 4,500 per year. In 1996 they rose above the 6,000 mark and continued rising until they peaked at 9,685 in 2000.

1997 and 1998 were record-breaking years in the apartment market. In 1999 the apartment market slowed. According to an analysis of economic indicators by the National Bureau of Economic Research the nation has been in a recession since March 2001. The events of September 11th, 2001 may have exacerbated the recession. This has had an impact on the King County apartment market. Vacancy has risen and apartment owners are offering incentives. The *CB Richard Ellis Market Index Brief* (2nd half 2000) indicated that institutional buyers view apartments as one of the safer real estate investments. They tend to hold value better than other investments during economic downturns. An analysis of the Assessor's sales data shows the average price paid per unit in King County was \$84,584 in 2002. This was a 2.1% decrease from 2001. In an analysis done by Tom Cain in the *Central Puget Sound Real Estate Research Report* (Spring, 2003) values increased by 3% and overall rates decreased from the previous year. This was based on apartments of 20 or more units in the tri-county

area. The Assessor's data indicated an average overall rate of 7.32% (1.5% higher than 2001) and an average gross income multiplier of 9.24 (down 5%). The highest sale prices per unit and highest rents are in some of the Seattle neighborhoods (from Downtown north) and some eastside neighborhoods like Bellevue, Kirkland, and Redmond. Of the sales in 2002, 71 had sale prices of at least \$100,000 per unit. Three had sale prices over \$200,000 per unit. The lowest prices and rents were in south Seattle and south King County. In an article in the *Puget Sound Business Journal* (4/26/2002) Joel Ozretich reported apartment sales volume was up 68% in the first quarter of 2002. This is not expected to continue. In the previously mentioned article by Tom Cain he states the values have peaked and will no longer be propped up by low interest rates. In spite of the economic deceleration, the apartment market in King County remains relatively healthy. Nationally, apartment investments have had a rate of return in excess of 10% for the last seven years. Regarding the recession, *The Korpacz Real Estate Investor Survey* (2nd quarter, 2002) said that the worst may be over. Some investors have noticed an increase in bids on properties in the top markets and a slight decline in capitalization rates and discount rates.

Vacancy in King County (according to *Dupre + Scott Apartment Vacancy Report*) ranges from 3.4% in Madison Park / Leschi 12.0% in Issaquah. Generally north King County has the lowest vacancy rates and the southeast county area has the highest. Lately, due to the recession, Seattle and the Eastside have experienced increased vacancy rates, particularly in high-end properties. Jeanne Lang Jones in an article in the *Puget Sound Business Journal* of 5/23/2003 referred to a study that showed the rising vacancy is fueled by the decline in employment and record low interest rates that enabled many renters to purchase houses.

According to the Assessor's rent database the average rent in King County in 2002 was \$922 (a 2% increase over the prior year). In January, 2003, Real Facts, a research firm, released a study of apartment rents in 19 western US cities. Seattle was number nine at \$858 per month. The top eight cities were all in California with San Francisco as number one at \$1,621 per month. The study cited above in the *Puget Sound Business Journal* of 5/23/2003 predicts rents to remain flat in 2003 and increase as much as 3% in 2004.

According to the King County Annual Growth Report 21% of households earn below 50% of the median income, but only about 14% of county housing units are affordable to those households. Low-income households generally pay a disproportionate share of their income for housing or are living in low-income housing. Besides the public housing authorities there is an increasing number of privately owned low-income housing units coming onto the market.

On the next three pages is a brief summary of averages for the apartments in King County. The rent and sales averages are taken from 2002 data. In some cases 2001 sales or rents were included if there was insufficient information from the 2002 data.

General Description of Methodology

During 1997 the Assessor introduced the Assessor's Real Property data system. In that system apartments are assigned the area number 100. Following that is a three-digit number that indicates the neighborhood in which the property is located. There are 96 apartment neighborhoods in the County. Apartments in certain low-income programs are assigned to neighborhood 900 regardless of their physical location. Neighborhood maps are contained in addendum "Area Maps". Addendum "Area Maps" also contains a list of the neighborhood names and numbers.

Appraisal-sale ratios and the time since the last physical inspection are the basis for determining the areas to be physically inspected. For the assessment year 2003 (taxes payable 2004) the apartment properties in Neighborhoods 045, 150, 240, 245, 250, 260, 295, 320, 335, 345, 350, 355, 375, 380, 390, 395, 430, and 455 were physically inspected. A valuation model was created for the entire County. The model was used to value the apartment properties in the physically inspected areas. It was also used to update values in certain neighborhoods where the weighted mean appraisal-sale ratios were not within acceptable limits. The cost, sales comparison, and income approaches were all incorporated in the model. These are discussed separately. The geographic area appraisers set land values.

COST APPROACH

Software developed by Marshall Valuation Service is installed on the Assessor's Real Property system. Replacement cost new, less depreciation is computed for all improved properties in the Real Property system. This value was made a part of the apartment valuation model.

SALES COMPARISON APPROACH

The sales comparison approach or market approach is one of the indications of value applied to the properties in the apartment valuation model. Sale spreadsheets are found in addendum "Area Sales".

A multiple regression analysis was performed on the sales in the County. The resulting equation was used to compute an indicated value for each apartment property. The dependent variable and continuous independent variables are converted to logarithms. The coefficients are listed in the table below.

	Variable Type	Coefficient	t-Statistic
Dependent Variable			
LN \$/Unit			
Independent Variable			
Intercept		5.62063	25.88
Units_4	Categorical	0.13549	7.00

Units_5_9	Categorical	0.04893	2.70
Units_20_plus	Categorical	-0.04209	-2.10
YB_LessThan1951	Categorical	0.02451	1.21
YB_1975_1984	Categorical	0.04307	2.55
YB_1985_1993	Categorical	0.09859	5.01
YB_1994_plus	Categorical	0.27196	5.93
Qual_LowCost	Categorical	-0.05930	-2.48
Qual_Abv_Avg	Categorical	0.10521	4.74
Cond_Abv_Avg	Binary	0.01705	0.96
LN_AUS	Continuous	0.51277	17.18
LN_PcntView	Continuous	0.01865	3.71
LN_Comm1	Continuous	0.00679	1.10
LN_AV_per_Unit	Continuous	0.16850	8.60
N_5_10_20_25_30	Categorical	0.49655	7.84
N_015	Categorical	0.59153	10.12
N_035	Categorical	0.36865	9.25
N_040_060_070	Categorical	0.75889	13.79
N_045_075	Categorical	0.66995	14.38
N_050_055	Categorical	0.53763	8.78
N_065_085	Categorical	0.62620	19.58
N_080	Categorical	0.47292	10.19
N_090_420	Categorical	0.33622	11.84
N_095	Categorical	0.34141	8.44
N_100	Categorical	0.32874	4.88
N_105	Categorical	0.50377	6.47
N_110	Categorical	0.51267	13.63
N_115	Categorical	0.60467	12.54
N_120_125	Categorical	0.46932	8.98
N_130_135	Categorical	0.59914	15.85
N_140	Categorical	0.47877	10.30
N_145	Categorical	0.48189	10.30
N_150	Categorical	0.70565	11.07
N_155	Categorical	0.51650	7.56
N_175	Categorical	0.14514	3.11
N_210	Categorical	0.41920	6.25
N_225	Categorical	0.35031	5.91
N_230	Categorical	0.59858	7.41
N_235	Categorical	0.40320	5.56
N_285_290	Categorical	-0.09046	-3.95
N_295	Categorical	-0.10892	-2.12
N_300	Categorical	-0.06848	-1.80
N_315	Categorical	0.12946	3.02
N_330_355	Categorical	0.11799	2.30
N_335_340_345_360	Categorical	0.48091	6.61
N_350_455	Categorical	0.24814	3.15
N_365	Categorical	0.32360	5.46
N_370	Categorical	0.29959	4.65
N_375_430_435	Categorical	0.43125	7.26
N_380_390_395	Categorical	0.35675	6.34
N_385_425	Categorical	0.17443	2.44
N_400	Categorical	0.12539	1.74

N_410_415	Categorical	0.22360	3.62
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Sample size = 903

Adjusted R-Squared = .80

LN is natural logarithm

The variables beginning with N are neighborhood variables. The number refers to the neighborhood number. See addendum “Area Maps” for neighborhood boundaries and a list of the names that the neighborhood numbers refer to.

LN_PcntView is the natural logarithm of the percentage of units with view. This is an estimate of the percentage of units in the apartment complex that have a view significant enough to affect value. It is expressed as a whole number.

LN_AV_per_Unit is the natural logarithm of the value per unit from the previous year’s assessment.

INCOME APPROACH

The income approach is an estimate of the market value based on the quality and quantity of income a property is expected to generate. The indicated values obtained by the income approach were compared with sale prices of sale properties. If the indicated values of a particular category of apartment or neighborhood deviated significantly from the sale prices the income model was recalibrated. This was done by applying an adjustment factor to the rents.

Rents

The potential gross income for each property was determined primarily from the rent information found in the addendum labeled “Rent Comps”. Published reports were also considered. The rents used in the model were determined primarily by multiple regression analysis. The coefficients from the multiple regression equation are in the table below. The dependent variable and continuous independent variables are converted to logarithms.

	Variable Type	Coefficient	t-Statistic
Dependent Variable			
LN Rent			
Independent Variables			
Intercept		3.74537	31.25
Pool	Binary	0.03887	6.34
Elev	Binary	0.03000	6.13
Ind_Unit_Vu	Binary	0.07137	5.55
Studio	Categorical	-0.11528	-7.39
1BD1BA	Categorical	-0.06254	-7.61
2BD2BA	Categorical	0.04309	5.30
3BD1BA	Categorical	0.09156	3.63
3BD2BA	Categorical	0.14114	12.33
3BD3BA	Categorical	0.16500	6.36
4BDPLUS	Categorical	0.29929	5.68
QualLowCost	Categorical	-0.06106	-3.48
Qual_BtrThAvg	Categorical	0.05103	7.43
CondBtrThAvg	Binary	0.02722	3.70
YB_1926_1945	Categorical	0.03667	2.07
YB_1946_1950	Categorical	0.06833	3.29
YB_1951_1964	Categorical	-0.04126	-3.95
YB_1985_1993	Categorical	0.08571	12.83
YB_1994_plus	Categorical	0.27392	27.86
LN_UnitSz	Continuous	0.43989	24.91
N_5_10_20_25_30	Categorical	0.14145	8.33
N_015	Categorical	0.12160	5.16
N_035	Categorical	-0.07232	-2.33
N_040_060_070	Categorical	0.09704	4.46
N_045	Categorical	0.10464	4.54
N_050_055	Categorical	0.14058	3.34
N_065	Categorical	0.15194	9.51
N_085	Categorical	0.12745	6.17
N_090_420	Categorical	-0.10124	-7.14
N_095	Categorical	-0.12002	-7.38
N_100	Categorical	-0.06263	-2.57
N_110	Categorical	0.03217	1.46
N_160_165_170	Categorical	-0.11706	-5.78
N_175	Categorical	-0.32199	-6.26
N_180_185_190	Categorical	-0.19352	-3.43
N_195_205	Categorical	-0.18387	-7.51
N_200_215_220	Categorical	-0.18494	-5.91
N_225_235	Categorical	-0.21491	-5.49
N_240	Categorical	-0.20046	-6.06
N_245	Categorical	-0.30302	-21.42
N_250_325	Categorical	-0.27301	-15.20
N_255	Categorical	-0.25880	-12.40
N_260	Categorical	-0.24621	-15.17
N_265	Categorical	-0.20917	-10.53

N_270_275_280	Categorical	-0.24060	-22.22
N_285_290	Categorical	-0.30058	-20.24
N_295	Categorical	-0.32025	-8.69
N300_440_445_450_460_465_470_475	Categorical	-0.20144	-8.74
N_305	Categorical	-0.26868	-10.77
N_310	Categorical	-0.24019	-17.25
N_315	Categorical	0.10182	-5.30
N_320	Categorical	-0.17909	-10.07
N_330_355	Categorical	-0.17492	-9.64
N_350_455	Categorical	-0.11106	-7.60
N_380_390_395	Categorical	-0.07975	-5.79
N_385_425	Categorical	-0.17679	-8.59
N_400	Categorical	-0.19192	-6.21
N_410_415	Categorical	-0.10857	-3.80

Sample Size = 2475

Adjusted R-Squared = .83

LN is natural logarithm

The variables beginning with N are neighborhood variables. The number refers to the neighborhood number. See addendum “Area Maps” for neighborhood boundaries and a list of the names that the neighborhood numbers refer to.

Ind_Unit_Vu is a binary variable indicating if a particular unit rent in the sample is for a unit with a significant view. For a typical unit the resulting rent increase amounts to 7%. When used in the model the effect of view is spread over all the units by multiplying the typical percentage increase (7%) by the percentage of units with view.

LN_UnitSz is the natural logarithm of the individual unit size which refers to the size of the individual unit types. It is often an approximation and is not the same as average unit size, which is net area of the building divided by number of units.

Quality refers to the quality of construction and is independent of condition.

Condition is a measure of the maintenance of a building.

Parking income was assigned for covered, secured parking ranging from \$40 to \$100 per space per month. Rates used for the covered, unsecured parking ranged from \$15 in the south end to \$40 in some Seattle neighborhoods. In some Seattle neighborhoods open parking was assigned rates of \$35 per space per month.

For mixed use properties typical commercial rents, vacancy, and overall rates were determined by accessing the income tables used by the geographic area appraisers. Commercial rents used in the apartment income model ranged between \$7.00 and \$35.00 per square foot per year, triple net. Triple net expenses of 10% were used for the commercial areas. For mixed use properties the vacancy rates and overall rates are blended rates combining the apartment and commercial rates.

A few apartment properties have moorage. Moorage rates used in the model ranged from \$5.00 to \$9.00 per linear foot per month. The moorage income was expensed at 25% of effective gross income and capitalized at 10%.

Vacancy

The *Dupre + Scott Apartment Vacancy Report* was the primary source of vacancy information. *Property Dynamics* and *CB Market Index* were also used. Components for credit loss and rent incentives were also included in the vacancy factors used in the model. Vacancy rates ranged between 4% and 9%. Below are the vacancy rates used.

Nbrhd Number	Nbrhd Name	Vacancy Rate		Nbrhd Numb	Nbrhd Name	Vacancy Rate
5	Downtown	8%		240	Des Moines	8%
10	Regrade	8%		245	Burien	7%
15	Lower Queen Anne	6%		250	Boulevard Park	7%
20	South Lake Union	8%		255	Sea Tac	7%
25	Pioneer Square	8%		260	Midway	8%
30	International	8%		265	Valley	8%
35	Central District	7%		270	Federal Way	8%
40	Madison Park	4%		275	Federal Way East	8%
45	Queen Anne	6%		280	Federal Way West	8%
50	North Queen Anne	6%		285	Auburn	8%
55	Westlake	6%		290	Lea Hill	8%
60	Eastlake	5%		295	Algona	8%
65	Capitol Hill	5%		300	Enumclaw	8%
70	Montlake	5%		305	Kent	8%
75	Magnolia	6%		310	East Hill	8%
80	Interbay	6%		315	Renton	8%
85	First Hill	7%		320	Benson	8%
90	Aurora	6%		325	Tukwila	7%
95	Lake City	6%		330	Renton Highlands	8%
100	Northgate	6%		335	Newcastle	8%
105	Crown Hill	5%		340	Mercer Island	7%
110	University	8%		345	Eastgate	8%
115	Wallingford	6%		350	Issaquah	9%
120	Ravenna	6%		355	Kennydale	8%
125	Wedgewood	6%		360	Bellevue West	8%
130	Fremont	6%		365	Bellevue East	8%
135	Leary	6%		370	Kirkland	8%
140	East Ballard	5%		375	Overlake	8%
145	West Ballard	5%		380	Juanita	8%
150	Greenlake	6%		385	Bothell	7%
155	Phinney	6%		390	Inglewood	8%
160	Seward Park	6%		395	Kingsgate	8%
165	Skyway	7%		400	Kenmore	7%
170	Rainier Valley	7%		410	Ballinger	6%
175	Beacon Hill	6%		415	North City	6%
180	Industrial	7%		420	Richmond	6%
185	Georgetown	7%		425	Woodinville	8%
190	South Park	7%		430	Redmond	9%
195	White Center	7%		435	Samammish	8%
200	Highland Park	7%		440	Carnation	7%

205	Westwood	7%		445	Fall City	7%
210	Fauntleroy	7%		450	North Bend	7%
215	High Point	7%		455	Pine Lake	9%
220	Delridge	7%		460	Duvall	7%
225	Junction	6%		465	Snoqualmie	7%
230	Alki	6%		470	Outlying	7%
235	Admiral	6%		475	Vashon	7%

Expenses

The *Dupre + Scott Apartment Expense Report* was the primary source of expense information. Other sources include information from appeals. The expenses used in the model are shown below. Reserves for replacement are included. Real estate taxes are not included. They are expensed by means of loading the overall rate with a tax rate. The tax rate is the 2003 levy rate expressed as a percentage. The tax rates for 2003 range from .89% to 1.38%.

Expenses per Unit (excl. taxes)

Year Built	# Of Units	Central County	South County	East County
< 1951	4-Plex	\$2,490	\$2,410	\$2,720
	5 – 9	\$2,530	\$2,450	\$2,770
	10 – 19	\$2,640	\$2,510	\$2,880
	20 – 99	\$2,980	\$2,890	\$3,250
	100 +	\$3,030	\$2,930	\$3,300
1951 – 1964	4-Plex	\$2,470	\$2,400	\$2,700
	5 – 9	\$2,520	\$2,440	\$2,750
	10 – 19	\$2,620	\$2,540	\$2,860
	20 – 99	\$2,960	\$2,870	\$3,230
	100 +	\$3,010	\$2,920	\$3,280
1965 – 1974	4-Plex	\$2,460	\$2,380	\$2,690
	5 – 9	\$2,500	\$2,420	\$2,730
	10 – 19	\$2,610	\$2,530	\$2,850
	20 – 99	\$2,950	\$2,850	\$3,210
	100 +	\$2,990	\$2,900	\$3,260
1975 – 1984	4-Plex	\$2,500	\$2,420	\$2,730
	5 – 9	\$2,530	\$2,450	\$2,770
	10 – 19	\$2,650	\$2,570	\$2,890
	20 – 99	\$3,000	\$2,910	\$3,270
	100 +	\$3,040	\$2,950	\$3,320
1985 – 1993	4-Plex	\$2,570	\$2,490	\$2,810
	5 – 9	\$2,610	\$2,540	\$2,860
	10 – 19	\$2,730	\$2,650	\$2,980
	20 – 99	\$3,090	\$3,000	\$3,380
	100 +	\$3,140	\$3,040	\$3,420
1994 +	4-Plex	\$2,890	\$2,810	\$3,150
	5 – 9	\$2,940	\$2,850	\$3,190
	10 – 19	\$3,060	\$2,970	\$3,320
	20 – 99	\$3,450	\$3,350	\$3,760
	100 +	\$3,490	\$3,390	\$3,800

The table values are further adjusted for:

Atypical heat (i.e., individual heat for buildings older than 1951 and central heat for newer buildings). This represents the amount considered unrecoverable by increased rent.:

+ or - \$150

Pool

For 4-plexes	+\$400
5 – 9 units	+\$225
10-19 units	+\$100
20-99 units	+\$25
100 + units	+\$15

Elevator:

For 4-plexes	+\$1,200
5 – 9 units	+\$600
10-19 units	+\$300
20–99 units	+\$90
100 + units	+\$60

High-priced Properties:

+ \$150 for complexes of 100 or more units and with an effective gross income per unit greater than \$10,000

Average Unit Size:

- 5% for properties with average unit size less than 550 square feet.
- +5% for properties with average unit size greater than 950 square feet.
- +10% for properties with average unit size greater than 1,100 square feet.

Non-apartment uses:

Commercial	10% of effective gross income
Moorage	25% of effective gross income.

Overall rates and gross income multipliers

The overall rates used in the model were determined using information in the Assessor's sales files and published reports. Because the real estate taxes are not included as an expense a tax rate is added to the overall rate to arrive at the capitalization rate. Dividing the net income by the capitalization rate yields the indicated value by the income approach.

An indicated value is also generated by multiplying a gross income multiplier by the potential gross income. .

The table below contains the overall rates and gross income multipliers used in the model.

Year Built	# of Units	Overall Rates			Gross Income Multipliers		
		Central	South	East	Central	South	East
Older than 1926	4 - Plex	6.60%	7.40%	6.80%	8.90	6.90	8.10
	5 - 9 Un	6.70%	7.40%	6.80%	8.70	6.80	7.90
	10 – 19 Un	6.90%	7.60%	7.00%	8.10	6.30	7.30
	20 – 99 Un	7.70%	8.50%	7.80%	7.60	5.90	6.90
	100 + Un	7.90%	8.70%	8.00%	7.50	5.90	6.80
1926 - 1945	4 - Plex	6.30%	7.10%	6.50%	9.40	7.30	8.50
	5 - 9 Un	6.50%	7.20%	6.60%	9.20	7.20	8.30
	10 – 19 Un	6.70%	7.40%	6.80%	8.50	6.60	7.70
	20 – 99 Un	7.50%	8.30%	7.60%	8.00	6.30	7.20
	100 + Un	7.70%	8.50%	7.80%	7.90	6.20	7.20
1946 - 1950	4 - Plex	6.50%	7.30%	6.70%	9.10	7.10	8.20
	5 - 9 Un	6.60%	7.30%	6.70%	8.90	6.90	8.10
	10 – 19 Un	6.80%	7.50%	6.90%	8.30	6.50	7.50
	20 – 99 Un	7.60%	8.40%	7.70%	7.80	6.10	7.10
	100 + Un	7.80%	8.60%	7.90%	7.70	6.00	7.00
1951 - 1964	4 - Plex	6.60%	7.30%	6.70%	8.60	6.70	7.80
	5 - 9 Un	6.80%	7.50%	6.90%	8.30	6.50	7.50
	10 – 19 Un	6.90%	7.60%	7.00%	7.70	6.00	7.00
	20 – 99 Un	7.60%	8.40%	7.70%	7.20	5.60	6.50
	100 + Un	7.80%	8.60%	7.90%	7.10	5.60	6.40
1965 - 1974	4 - Plex	6.50%	7.20%	6.60%	9.00	7.00	8.10
	5 - 9 Un	6.70%	7.40%	6.80%	8.80	6.90	8.00
	10 – 19 Un	6.80%	7.50%	6.90%	8.20	6.40	7.40
	20 – 99 Un	7.50%	8.30%	7.60%	7.70	6.00	7.00
	100 + Un	7.70%	8.50%	7.80%	7.60	5.90	6.90
1975 - 1984	4 - Plex	6.40%	7.10%	6.50%	9.40	7.30	8.50
	5 - 9 Un	6.60%	7.30%	6.70%	9.20	7.20	8.30
	10 – 19 Un	6.70%	7.40%	6.80%	8.50	6.60	7.70
	20 – 99 Un	7.40%	8.20%	7.50%	8.00	6.30	7.20
	100 + Un	7.60%	8.40%	7.70%	7.90	6.20	7.20
1985 - 1993	4 - Plex	6.40%	7.10%	6.50%	9.40	7.30	8.50
	5 - 9 Un	6.60%	7.30%	6.70%	9.20	7.20	8.30
	10 – 19 Un	6.70%	7.40%	6.80%	8.50	6.60	7.70
	20 – 99 Un	7.40%	8.20%	7.50%	8.00	6.30	7.20
	100 + Un	7.60%	8.40%	7.70%	7.90	6.20	7.20
1994 +	4 - Plex	6.30%	6.90%	6.40%	10.00	7.80	9.00
	5 - 9 Un	6.50%	7.20%	6.60%	9.80	7.60	8.90
	10 – 19 Un	6.60%	7.30%	6.70%	9.10	7.10	8.20
	20 – 99 Un	7.30%	8.00%	7.40%	8.40	6.60	7.60
	100 + Un	7.50%	8.30%	7.60%	8.20	6.40	7.40

The above rates are further adjusted by the quality and condition of the building as indicated below:

Adjustments:	OAR	GIM
Below Average Quality	+.15%	-.75
Above Average Quality	0.00%	+.75
Below Average Condition	+.25%	-.35
Above Average Condition	-.20%	+.40

VALUE SELECTION

The model computes up to six indicators of value for each property (subject sale, income approach, cost approach, multiple regression analysis on sales, gross income multiplier, and weighted value). The weighted value is based on the five other indicators of value. Most weight was placed on the subject sale if there was one. If there was no subject sale, most weight was placed on the income approach. Least weight was placed on the cost approach. The appraiser may change any of the parameters of the different approaches and may select any total value.

In neighborhoods not scheduled for physical inspection and with appraisal-sale ratios that are not within acceptable limits, the assessed values were annually updated without conducting a physical inspection. In the annually updated areas the indicated value from the income approach in the apartment valuation model was posted to the tax rolls. Properties with extreme valuation increases or decreases, multi-parcel properties, sale properties with proposed values deviating significantly from the sale price, properties with recent appeals, and properties with data problems were checked by appraisers.

APPRAISAL-SALE RATIOS

Appraisal-sale ratios were computed for the apartments in the county. The appraisal-sale ratio is the assessed value divided by the sale price. It measures the level of assessment. The computations were done before and after the valuation process. The raw data is found in addenda "Ratios Before" and "Ratios After".

Scope of Data

Sales used occurred from 01/03/2000 to 12/30/2002. Rental information was obtained from property owners and from published sources such as COMPS Service. Rents used were collected from January, 2000 to December, 2002. Sales and rental data are contained in the addenda.

Zoning and legal/political consideration

Governmentally imposed restrictions, such as zoning, must be considered in the Assessor's valuation. The Assessor's maps show the zoning for each property and it is also noted in the data kept for each parcel. The source of the zoning information on the Assessor's maps is the various local jurisdictions.

Change in assessed value from previous roll

	Previous AV	Proposed AV	% Change
Physically Inspected Neighborhoods:			
Neighborhood 045	\$272,197,300	\$301,396,500	10.7%
Neighborhood 150	\$118,271,500	\$129,191,400	9.2%
Neighborhood 240	\$40,939,500	\$47,710,000	16.5%
Neighborhood 245	\$238,629,900	\$280,389,100	17.5%
Neighborhood 250	\$134,340,500	\$173,845,951	29.4%
Neighborhood 260	\$164,024,800	\$193,138,200	17.7%
Neighborhood 295	\$32,538,800	\$37,499,000	15.2%
Neighborhood 320	\$306,293,400	\$328,076,400	7.1%
Neighborhood 335	\$121,731,900	\$134,808,000	10.7%
Neighborhood 345	\$164,484,000	\$181,529,700	10.4%
Neighborhood 350	\$218,884,550	\$264,612,600	20.9%
Neighborhood 355	\$43,054,900	\$61,085,000	41.9%
Neighborhood 375	\$305,586,300	\$317,971,400	4.1%
Neighborhood 380	\$243,176,200	\$275,485,800	13.3%
Neighborhood 390	\$122,764,000	\$130,476,300	6.3%
Neighborhood 395	\$19,526,000	\$19,832,000	1.6%
Neighborhood 430	\$501,227,200	\$524,447,200	4.6%
Neighborhood 455	\$127,390,200	\$144,543,000	13.5%
Sub-Total	\$3,175,060,950	\$3,546,037,551	11.7%
Annually Updated Neighborhoods:			
Neighborhood 005	\$268,759,300	\$268,760,300	0.0%
Neighborhood 010	\$484,132,600	\$487,928,800	0.8%
Neighborhood 015	\$385,195,600	\$389,917,400	1.2%
Neighborhood 020	\$48,291,100	\$49,955,700	3.4%
Neighborhood 025	\$3,134,400	\$3,134,400	0.0%
Neighborhood 030	\$46,524,000	\$46,524,000	0.0%
Neighborhood 035	\$211,479,050	\$222,579,400	5.2%
Neighborhood 040	\$102,485,500	\$103,913,000	1.4%
Neighborhood 050	\$47,819,000	\$52,289,000	9.3%
Neighborhood 055	\$66,094,100	\$86,188,800	30.4%
Neighborhood 060	\$159,501,500	\$168,133,800	5.4%
Neighborhood 065	\$972,315,900	\$1,136,163,300	16.9%
Neighborhood 070	\$21,678,200	\$25,173,300	16.1%
Neighborhood 075	\$102,810,100	\$106,974,800	4.1%
Neighborhood 080	\$158,355,600	\$161,663,100	2.1%

Neighborhood 085	\$370,372,400	\$481,177,300	29.9%
Neighborhood 090	\$428,204,200	\$502,982,200	17.5%
Neighborhood 095	\$338,540,700	\$355,181,200	4.9%
Neighborhood 100	\$209,426,300	\$209,536,100	0.1%
Neighborhood 105	\$66,535,600	\$79,975,700	20.2%
Neighborhood 110	\$385,585,100	\$428,141,700	11.0%
Neighborhood 115	\$188,736,300	\$189,258,500	0.3%
Neighborhood 120	\$70,314,400	\$74,265,400	5.6%
Neighborhood 125	\$143,167,500	\$156,920,800	9.6%
Neighborhood 130	\$150,775,500	\$162,044,500	7.5%
Neighborhood 135	\$42,537,700	\$43,124,500	1.4%
Neighborhood 140	\$78,829,200	\$85,181,700	8.1%
Neighborhood 145	\$203,566,500	\$223,364,400	9.7%
Neighborhood 155	\$70,730,600	\$73,481,000	3.9%
Neighborhood 160	\$8,105,500	\$8,404,500	3.7%
Neighborhood 165	\$56,119,000	\$56,092,800	0.0%
Neighborhood 170	\$147,810,120	\$183,184,000	23.9%
Neighborhood 175	\$95,955,200	\$103,578,700	7.9%
Neighborhood 180	\$454,000	\$540,000	18.9%
Neighborhood 185	\$4,365,000	\$4,880,500	11.8%
Neighborhood 190	\$13,327,000	\$15,742,000	18.1%
Neighborhood 195	\$27,253,900	\$31,434,000	15.3%
Neighborhood 200	\$59,157,400	\$71,658,500	21.1%
Neighborhood 205	\$96,268,200	\$102,020,100	6.0%
Neighborhood 210	\$59,378,000	\$67,508,900	13.7%
Neighborhood 215	\$42,109,500	\$45,738,000	8.6%
Neighborhood 220	\$16,687,700	\$16,764,000	0.5%
Neighborhood 225	\$135,224,400	\$144,446,800	6.8%
Neighborhood 230	\$102,221,300	\$102,929,100	0.7%
Neighborhood 235	\$73,261,000	\$75,497,900	3.1%
Neighborhood 255	\$131,528,300	\$143,278,900	8.9%
Neighborhood 265	\$232,570,500	\$268,179,100	15.3%
Neighborhood 270	\$450,241,300	\$517,231,900	14.9%
Neighborhood 275	\$29,151,000	\$30,535,000	4.7%
Neighborhood 280	\$114,733,000	\$128,452,000	12.0%
Neighborhood 285	\$228,190,900	\$233,245,900	2.2%
Neighborhood 290	\$33,834,000	\$33,834,000	0.0%
Neighborhood 300	\$34,513,300	\$38,337,000	11.1%
Neighborhood 305	\$136,587,000	\$137,274,600	0.5%
Neighborhood 310	\$346,747,400	\$401,122,000	15.7%
Neighborhood 315	\$148,167,800	\$149,963,000	1.2%
Neighborhood 325	\$77,693,000	\$77,160,000	-0.7%
Neighborhood 330	\$201,944,000	\$213,585,000	5.8%
Neighborhood 340	\$79,772,000	\$92,323,500	15.7%
Neighborhood 360	\$365,741,800	\$403,629,800	10.4%
Neighborhood 365	\$458,436,000	\$524,069,000	14.3%
Neighborhood 370	\$364,809,100	\$366,102,300	0.4%
Neighborhood 385	\$77,827,900	\$81,205,500	4.3%
Neighborhood 400	\$98,131,900	\$97,682,500	-0.5%
Neighborhood 410	\$83,764,200	\$99,100,000	18.3%
Neighborhood 415	\$30,303,000	\$38,573,000	27.3%
Neighborhood 420	\$26,146,000	\$33,540,000	28.3%
Neighborhood 425	\$109,708,400	\$109,011,000	-0.6%
Neighborhood 435	\$3,539,000	\$3,539,000	0.0%

Neighborhood 440	\$3,558,000	\$3,558,000	0.0%
Neighborhood 445	\$660,000	\$660,000	0.0%
Neighborhood 450	\$43,266,000	\$43,270,900	0.0%
Neighborhood 460	\$4,419,800	\$4,419,800	0.0%
Neighborhood 465	\$16,106,000	\$16,106,000	0.0%
Neighborhood 470	\$46,191,100	\$55,965,100	21.2%
Neighborhood 475	\$6,621,000	\$6,621,000	0.0%
Neighborhood 900	\$234,948,900	\$229,149,500	-2.5%
Sub Total	\$10,983,446,770	\$11,985,078,200	9.1%
Grand Total	\$14,158,507,720	\$15,531,115,751	9.7%

Land use data used and location of specifics

The land use of each property is recorded in the Assessor's Real Property application. Zoning is recorded on the Assessor's maps and is in the Assessor's database.

Preliminary ratio study

Ratio studies of all areas were performed using the 2002 assessed values (for taxes payable 2003). See addendum "Ratios Before".

Income data and specific location

Actual income and expense surveys were used to determine economic rents, expenses, and capitalization rates. The Assessor also uses published sources of income and expenses.

Part Three -- Analysis of Data and Conclusions

Highest and best use analysis and location of conclusions

Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of value of the entire property in its existing use and the cost to remove the improvements. We find that the current improvements do add value to the property, in most cases, and are therefore the highest and best use of the property as improved. In those properties where the property is not at its highest and best use a token value of \$1,000 is assigned to the improvements.

Land value model description

Land model calibration

Land values are the responsibility of the neighborhood appraisers.

Sales comparison approach model description

A multiple regression equation was formulated and used in the apartment valuation model. See the section "General Description of Methodology" for a description of the model.

Regression

See comments above.

Sales comparison calibration

See the description in the section "General Description of Methodology" for a description of the variables used in the model.

Cost approach model description

The Assessor's Real Property application computes an indicated cost value for each property. Marshall Valuation Service provided the software that computes the cost value. That value was incorporated into the apartment valuation model.

Cost calibration

The Marshall Valuation Service program determines a value based on building characteristics such as quality, number of stories, etc. Depreciation is computed and a local multiplier for the Seattle area applied.

Income capitalization approach model description

The income model assigned rents to the different unit types, applied vacancy and expense deductions and capitalized the net income into value.

Income approach calibration

The rents were set by a multiple regression equation described in the section “General Description of Methodology”. In some cases an adjustment factor was applied to the rents to calibrate the model more closely to the market. Vacancy rates varied by neighborhood. Expenses and overall rates were adjusted for area, age, and complex size.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

All parcels in the physically inspected areas were individually reviewed by the area appraisers for correctness of the model application before final value was selected. Each appraiser can adjust any or all of the factors used to establish value by the model.

Part 4 Premises of the Appraisal

Purpose and use of the appraisal

This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **summary mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessor's Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six-year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition of value and date of value estimate

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 REAL PROPERTY VALUATION--HIGHEST AND BEST USE.

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the County Assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of *The Dictionary of Real Estate Appraisal*, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special Assumptions and limiting conditions

These appraisals were made to conform with USPAP Standard 6, however, budget restraints have limited our ability in areas such as:

1. Much of the information in our sales files is obtained from COMPS Service.
2. Due to budget limitations we have inspected about 5% to 10% of the interiors of these buildings. We believe that over the last 6 years we have an inspection rate approaching 50%, however, interior changes may have been made that we do not know about.

King County Department of Assessments files a revaluation plan with the Washington State Department of Revenue periodically. The Department of Revenue approves these plans and monitors progress. It is a requirement, under state law, that the Assessor show Revenue that they have funding and personnel to complete the revalue as planned.

I have followed the revalue plan for this area and kept my supervisors informed.

Assumptions and Limiting Conditions

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in *Real Estate Appraisal Terminology*.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made on all properties in the physically inspected areas with approximately 5% to 10% receiving interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

Any personal property value associated with apartment properties is assessed with the real property.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

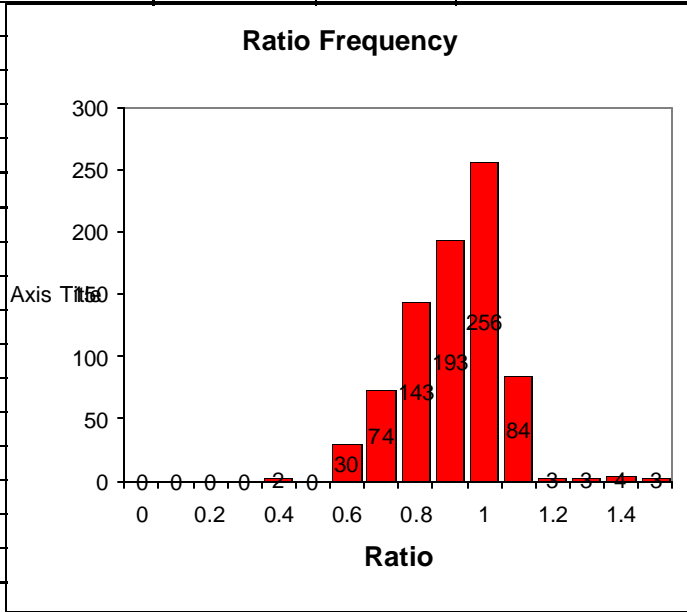
The appraisers have no personal interest or bias toward any properties that they appraise.

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception SR 6-2 (f) (i) “identify and consider any personal property, trade fixtures, or intangible items that are not real property but are included in appraisal;”

Any personal property value associated with apartment properties is assessed with the real property.

Area 100 - Entire County
2003 Assessment Year
Using Values from 2002 Assessment Year

Quadrant/Crew:	Lien Date:	Date:		Sales Dates:
South Crew	1/1/2002	7/8/2003		1/03/2000 - 12/30/2002
Area	Appr ID:	Prop Type:		Trend used?: Y / N
100	MRAM	Improvement		N
SAMPLE STATISTICS				
Sample size (n)	1076			
Mean Assessed Value	1,435,800			
Mean Sales Price	1,666,200			
Standard Deviation AV	3,427,524			
Standard Deviation SP	3,889,875			
ASSESSMENT LEVEL				
Arithmetic mean ratio	0.863			
Median Ratio	0.875			
Weighted Mean Ratio	0.862			
UNIFORMITY				
Lowest ratio	0.3030			
Highest ratio:	1.8972			
Coefficient of Dispersion	13.07%			
Standard Deviation	0.1469			
Coefficient of Variation	17.01%			
Price-related Differential	1.00			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.862			
Upper limit	0.888			
95% Confidence: Mean				
Lower limit	0.855			
Upper limit	0.872			
SAMPLE SIZE EVALUATION				
N (population size)	9072			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.1469			
Recommended minimum:	34			
Actual sample size:	1076			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	513			
# ratios above mean:	563			
z:	1.493791364			
Conclusion:	Normal*			
*i.e., no evidence of non-normality				



All three of the ratios measuring assessment level indicate that apartments in King County are under-assessed. The coefficients of dispersion and variation are at acceptable levels. The price-related differential indicates that there is no vertical inequity. The sample size is more than adequate and the data is normally distributed.

Area 100 - Entire County
2003 Assessment Year
Using Values from 2003 Assessment Year

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																						
South Crew	1/1/2003	7/8/2003	1/3/2000 - 12/30/2002																						
Area	Appr ID:	Prop Type:	Trend used?: Y / N																						
100	MRAM	Improvement	N																						
SAMPLE STATISTICS																									
Sample size (n)	1076	<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.6-0.7</td><td>5</td></tr><tr><td>0.7-0.8</td><td>29</td></tr><tr><td>0.8-0.9</td><td>57</td></tr><tr><td>0.9-1.0</td><td>144</td></tr><tr><td>1.0-1.1</td><td>353</td></tr><tr><td>1.1-1.2</td><td>142</td></tr><tr><td>1.2-1.3</td><td>38</td></tr><tr><td>1.3-1.4</td><td>14</td></tr><tr><td>1.4-1.5</td><td>4</td></tr><tr><td>1.5-1.6</td><td>8</td></tr></tbody></table>		Ratio	Frequency	0.6-0.7	5	0.7-0.8	29	0.8-0.9	57	0.9-1.0	144	1.0-1.1	353	1.1-1.2	142	1.2-1.3	38	1.3-1.4	14	1.4-1.5	4	1.5-1.6	8
Ratio	Frequency																								
0.6-0.7	5																								
0.7-0.8	29																								
0.8-0.9	57																								
0.9-1.0	144																								
1.0-1.1	353																								
1.1-1.2	142																								
1.2-1.3	38																								
1.3-1.4	14																								
1.4-1.5	4																								
1.5-1.6	8																								
Mean Assessed Value	1,554,900																								
Mean Sales Price	1,666,200																								
Standard Deviation AV	3,657,245																								
Standard Deviation SP	3,889,875																								
ASSESSMENT LEVEL																									
Arithmetic mean ratio	0.945																								
Median Ratio	0.951																								
Weighted Mean Ratio	0.933																								
UNIFORMITY																									
Lowest ratio	0.4510																								
Highest ratio:	2.2790																								
Coefficient of Dispersion	10.56%																								
Standard Deviation	0.1473																								
Coefficient of Variation	15.60%																								
Price-related Differential	1.01																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	0.943																								
Upper limit	0.958	<p>After valuation all three measures of assessment level improved. The weighted mean ratio is now .93. The coefficients of dispersion and variation also improved to 10.56% and 15.60%, respectively. The price-related differential indicates that there is no verical inequity. The sample size is more than adequate and the sample is normally distributed.</p>																							
95% Confidence: Mean																									
Lower limit	0.936																								
Upper limit	0.953																								
SAMPLE SIZE EVALUATION																									
N (population size)	9072																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.1473																								
Recommended minimum:	35																								
Actual sample size:	1076																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	513																								
# ratios above mean:	563																								
z:	1.493791364																								
Conclusion:	Normal*																								
*i.e., no evidence of non-normality																									

Rent Comparables

Neighborhood	Number of Apt Prop.	Aver. Yr. Blt	Aver. # Units	Aver. Un. Sz.	Average Rents						Sales Averages			
					Overall I	Studio	1bd1ba	2bd1ba	2bd2ba	3 bed	O.A.R.	G.I.M .	\$/NRA	\$/Unit
Entire County	9030	1963	23	776	\$922	\$674	\$772	\$854	\$1,077	\$1,238	7.32%	9.24	\$112	\$84,584
5, 25, & 30	32	1971	90	607	\$1,352	\$824	\$1,188					5.95		
10, & 20	70	1954	76	599	\$1,276	\$844	\$1,060	\$1,456	\$1,713				\$176	\$121,124
15, 45, 50, & 55	538	1947	17	749	\$932	\$731	\$807	\$1,012	\$1,833		5.96%	11.70	\$180	\$141,013
20 (See 10)														
25 (See 5)														
30 (See 5)														
35	333	1938	10	757	\$690		\$685				6.99%	9.96	\$121	\$84,115
40, 60, & 70	238	1948	12	769	\$870	\$562	\$754	\$1,199					\$189	\$137,807
45 (See 15)														
50 (See 15)														
55 (See 15)														
60 (See 40)														
65	722	1936	18	679	\$855	\$644	\$783	\$986	\$1,198		6.76%	9.75	\$160	\$109,643
70 (See 40)														
75 & 80	270	1964	12	789	\$867		\$794	\$920				11.47	\$143	\$99,630
80 (See 75)														
85	101	1941	58	616	\$997	\$657	\$878	\$1,079	\$1,369					
90 & 420	392	1974	18	780	\$808	\$604	\$716	\$830	\$1,003		6.89%	9.90	\$116	\$88,643
95	235	1972	22	766	\$895		\$725	\$956	\$1,016			10.02	\$108	\$88,355
100	98	1975	32	815	\$882	\$585	\$693	\$855	\$893	\$1,295			\$109	\$85,943
105, 140, & 145	483	1966	9	773	\$881		\$839	\$859			6.35%	11.84	\$152	\$108,283
110	322	1952	17	670	\$1,082	\$711	\$945		\$1,413			10.07	\$133	\$99,536
115	218	1950	9	712							6.46%	11.14	\$159	\$106,855
120 & 125	143	1963	18	730	\$870		\$738					10.22	\$117	\$87,018
125 (See 120)														
130, 135, & 155	333	1956	10	715	\$741		\$641	\$693			6.16%	11.64	\$155	\$103,315
135 (See 130)														
140 (See 105)														
145 (See 105)														
150	137	1960	11	695	\$926		\$740						\$163	\$116,812
155 (See 130)														
160 & 165	60	1964	24	819	\$728	\$662	\$809							
165 (See 160)														
170	197	1960	20	729	\$591								\$85	\$63,240
175	143	1956	13	698								9.05	\$82	\$60,750

Neighborhood	Number of Apt Prop.	Aver. Yr. Blt	Aver. # Units	Aver. Un. Sz.	Average Rents						Sales Averages			
					Overall I	Studio	1bd1ba	2bd1ba	2bd2ba	3 bed	O.A.R.	G.I.M .	\$/NRA	\$/Unit
180, 185, 190, 200, & 220 185 (See 180) 190 (See 180)	139	1960	16	688	\$715		\$566	\$760	\$835			7.07	\$84	\$55,145
195, 205, & 215 200 (See 180) 205 (See 195)	146	1976	22	776	\$866		\$678	\$725	\$877	\$1,175		8.48	\$81	\$65,882
210 & 230 215 (See 195) 220 (See 180)	170	1962	11	793	\$738								\$135	\$104,054
225 & 235 230 (See 210) 235 (See 225)	228	1964	13	748	\$672								\$148	\$99,987
240 245	36 246	1972 1974	22	854 817	\$741 \$760	\$587	\$714 \$642		\$730 \$862	\$986	7.60%	7.90	\$74	\$58,259
250 255	146 73	1970 1976	23 42	776 851	\$680 \$791		\$576 \$650	\$678 \$765	\$738 \$763	\$996	8.81%	7.18	\$76	\$59,793
260 265	177 39	1977 1975	20 123	848 735	\$776 \$811		\$604 \$690	\$753 \$787	\$799 \$856	\$1,099 \$1,059		7.47	\$81	\$63,973
270, 275, & 280 275 (See 270) 280 (See 270)	366	1979	33	861	\$767	\$456	\$669	\$726	\$816	\$901	8.33%	7.25	\$74	\$64,093
285, 290, & 295 290 (See 285) 295 (See 285)	453	1976	14	847	\$634		\$480	\$628	\$777	\$828		8.12	\$72	\$61,666
300 305	88 78	1975 1972	9 33	852 841									\$77	\$65,486
310 315	166 114	1976 1965	46 22	870 709	\$796 \$742	\$510	\$659 \$620	\$756 \$723	\$780 \$785	\$1,057 \$1,030	9.06%	6.99	\$73	\$64,709
320 325	49 35	1979 1973	108 45	903 795	\$965 \$854	\$858	\$798 \$698	\$965 \$797	\$1,221 \$921	\$1,114			\$111 \$70	\$68,974 \$60,139
330 & 355 335 & 340 340 (See 335)	105 31	1972 1969	41 79	809 886	\$729 \$795		\$771 \$506	\$755	\$979			7.32	\$93	\$80,938
345 350 & 455 355 (See 330)	37 86	1981 1982	49 50	951 948	\$795 \$965	\$506	\$647 \$757	\$755	\$979	\$1,075				
360 365	79 117	1973 1973	47 55	888 979	\$1,256 \$1,028		\$1,200 \$783	\$896 \$864	\$1,254 \$1,084	\$1,559 \$1,354				
					\$1,253	\$834	\$1,064	\$1,213	\$1,387	\$1,995				
					\$881	\$635	\$767	\$866	\$951	\$1,218			\$120	\$106,326

[illegible]

Improved Sales for Area 100
Sales Used
For Ratio Study Using 2003 Values

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	010	065600	0370	27,869	1814837	\$4,750,000	04/30/01	\$170.44	WATERMARKE AT THE REGRADE	DMRR/*	1	2	
100	010	069500	0005	115,118	1834205	\$21,200,000	08/06/01	\$184.16	LA SCALA APARTMENTS	DMRR125	1	2	
100	010	069500	0130	21,360	1822052	\$4,850,000	06/05/01	\$227.06	EAGLE BAY APARTMENTS	DMC/65	1	2	
100	010	069600	0260	113,000	1780482	\$17,819,000	10/05/00	\$157.69	THE SYDNEY	DMRC240	2	2	
100	010	069700	0025	277,626	1732682	\$38,100,000	01/20/00	\$137.23	GROSVENOR HOUSE	DMRR/*	1	2	
100	010	197720	0185	53,104	1839769	\$9,375,000	08/23/01	\$176.54	ELLIOT POINT	DHRC85	1	2	
100	010	197720	0650	52,380	1803035	\$8,750,000	02/23/01	\$167.05	QUANTUM DEVELOPMENT	DMRR85	1	2	
100	015	224950	0035	5,849	1822223	\$1,010,000	05/21/01	\$172.68	7 UNIT APT	C1/65V	1	2	
100	015	224950	0310	6,800	1859476	\$905,648	12/24/01	\$133.18	8 UNIT APT	L3RC	1	2	
100	015	224950	0320	6,382	1918537	\$1,190,000	10/28/02	\$186.46	9 UNIT APARTMENT	L3	1	2	
100	015	387690	0180	13,944	1811388	\$2,650,000	04/13/01	\$190.05	IRIS	L-3	1	2	
100	015	387690	0225	7,906	1783769	\$1,350,000	10/25/00	\$170.76	10 UNIT APARTMENT	MR	1	2	
100	015	387990	1040	14,693	1828177	\$1,034,936	07/06/01	\$70.44	VIKING APT	L-3	1	2	
100	015	388090	0265	2,870	1805690	\$989,000	03/08/01	\$344.60	4 PLEX	L3	2	2	
100	015	545730	0450	5,620	1733166	\$835,000	01/17/00	\$148.58	KINGSTON APARTMENTS	L3	1	2	
100	015	545780	0165	7,778	1755471	\$1,095,000	05/23/00	\$140.78	KATHWYNN APTS	L3	1	2	
100	015	545780	0450	7,260	1859479	\$1,130,000	12/24/01	\$155.65	THE ALGARY	L3	1	2	
100	015	545780	0513	2,880	1866590	\$285,000	02/05/02	\$98.96	4 - PLEX	L3	1	2	
100	015	545830	0560	3,102	1784217	\$469,062	10/25/00	\$151.21	FOUR UNIT APARTMENT	L3	1	2	
100	020	246740	0440	5,812	1894767	\$785,000	06/25/02	\$135.07	APARTMENTS	SCMR/55	1	2	
100	020	684970	0130	16,080	1747678	\$1,368,000	04/17/00	\$85.07	THE LILLIAN APTS	SCMR-55	1	2	
100	030	524780	2050	24,684	1826315	\$2,150,660	06/27/01	\$87.13	TICINO APARTMENTS	IPR-150	1	2	
100	030	524780	2420	54,738	1926300	\$11,525,000	12/06/02	\$210.55	MOSAIC APARTMENTS	IDM-75	1	2	
100	035	000760	0128	8,060	1841769	\$950,000	09/13/01	\$117.87	15 UNITS - 2 BLDG	L-3	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	035	051900	0260	4,519	1732829	\$435,000	01/13/00	\$96.26	LAND	L2	1	2	
100	035	051900	0280	7,956	1907456	\$995,000	08/20/02	\$125.06	APTS	L2RC	1	2	
100	035	095500	0020	4,860	1835222	\$850,000	08/09/01	\$174.90	6 PLEX	L3	1	2	
100	035	125020	0715	4,404	1915053	\$350,000	09/27/02	\$79.47	APARTMENT BLDG 6 UNITS	L1	1	2	
100	035	193480	0090	7,307	1799258	\$1,015,000	01/29/01	\$138.91	BERG COURT APARTMENTS	L1	1	2	
100	035	225450	0700	7,174	1762486	\$1,325,000	06/26/00	\$184.69	4 PLEX	L3	3	2	
100	035	225450	1115	3,714	1853051	\$589,000	11/13/01	\$158.59	THE PREFONTAINE APARTMENTS	L1	1	2	
100	035	225450	1120	2,863	1868067	\$500,000	02/12/02	\$174.64	5 UNIT APT	L-1	1	2	
100	035	225450	1555	2,736	1834470	\$396,940	08/06/01	\$145.08	4 - PLEX	L1	1	0	
100	035	257240	0165	4,264	1773169	\$300,000	08/28/00	\$70.36	6 UNITS - 2 BLDG	L-3	1	2	
100	035	304320	0090	6,428	1891576	\$605,000	06/10/02	\$94.12	8-UNIT APT BLDG	L3	1	2	
100	035	304320	0145	8,604	1758691	\$990,000	06/12/00	\$115.06	4-PLEX	L3	2	2	
100	035	331950	1365	2,592	1734653	\$317,500	01/25/00	\$122.49	5 UNITS-LOW INCOME HOUSING	LDT	1	2	
100	035	332000	0485	9,120	1780608	\$840,000	09/26/00	\$92.11	SINCLAIR APTS	L2RC	1	2	
100	035	501600	1430	7,599	1869908	\$1,075,000	02/26/02	\$141.47	9-UNIT APT BLDG	L3	1	2	
100	035	690970	0245	2,680	1757222	\$445,000	05/18/00	\$166.04	2 DUPLEXES	LDT	1	2	
100	035	721740	0950	4,984	1909685	\$533,500	09/11/02	\$107.04	APARTMENT	SF5.0	1	2	
100	035	722850	2440	3,150	1901766	\$575,000	07/25/02	\$182.54	APTS	SF5.0	1	0	
100	035	723460	0770	3,200	1776881	\$310,000	09/14/00	\$96.88	4-PLEX	L-1	1	2	
100	035	723460	1360	6,286	1795274	\$810,000	01/02/01	\$128.86	9-UNIT APARTMENT	L-3	1	2	
100	035	723460	1545	2,503	1741815	\$375,000	03/14/00	\$149.82	5 UNIT APT	L-1	1	2	
100	035	912610	0265	5,418	1928163	\$746,780	12/12/02	\$137.83	6 UNIT APT BLDG	SF5.0	1	2	
100	035	912610	0950	18,396	1897677	\$1,600,000	07/15/02	\$86.98	UNION JAMES APARTMENTS	L-1	2	2	
100	035	937930	0040	2,627	1918038	\$360,000	10/18/02	\$137.04	VALERIE	L1	1	0	
100	035	982670	1210	38,232	1850557	\$2,100,000	11/02/01	\$54.93	MONMOUTH APTS	L3	2	2	
100	035	982820	0220	2,604	1902204	\$470,000	08/01/02	\$180.49	4-PLEX	L-2	1	0	
100	035	982870	2470	13,364	1865907	\$2,000,000	01/28/02	\$149.66	MADISON PARK VIEW APARTMENTS	L3	2	2	
100	035	982870	2660	9,210	1847287	\$800,000	10/16/01	\$86.86	APARTMENTS	L-2	2	2	
100	035	982870	2700	3,696	1781501	\$440,000	10/10/00	\$119.05	APARTMENTS	L-2	1	2	
100	040	501700	0260	3,518	1795385	\$828,000	01/03/01	\$235.36	APT	SF5.0	1	2	
100	040	531810	1155	6,526	1926255	\$1,631,432	12/05/02	\$249.99	10 UNIT APT	L-3	1	2	
100	045	080900	1280	2,697	1827116	\$600,000	06/22/01	\$222.47	APARTMENT	SF5.0	1	2	
100	045	168940	0180	14,224	1889735	\$2,650,000	05/29/02	\$186.30	BARCELONA COURT APTS	NC130	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	045	168940	1478	3,280	1765814	\$603,600	07/18/00	\$184.02	4-PLEX	L3	1	2	
100	045	173180	0805	22,676	1829010	\$3,610,000	07/05/01	\$159.20	HILLCREST MANOR	MR	1	2	
100	045	173180	1325	3,112	1748639	\$840,000	04/07/00	\$269.92	MERRIMAC APTS	MR	1	2	
100	045	179450	0545	4,496	1907763	\$750,000	08/30/02	\$166.81	SIX-PLEX	SF5000	1	2	
100	045	179450	1035	6,210	1811197	\$1,100,000	04/06/01	\$177.13	THE ELFRIEDA	NC240P2	1	2	
100	045	179450	1146	3,488	1816709	\$560,000	05/07/01	\$160.55	7 APT 2 BLDGS	NC240P2	1	2	
100	045	186060	0870	3,516	1796400	\$460,000	01/08/01	\$130.83	FIVE UNIT APARTMENT	SF5000	1	2	
100	045	242503	9100	20,608	1790030	\$3,250,000	11/22/00	\$157.71	RODGERS PARK APTS	L1	1	2	
100	045	265250	1165	4,536	1868108	\$736,000	02/14/02	\$162.26	FOUR PLEX	SF5000	1	2	
100	045	545780	1712	2,912	1896791	\$875,000	07/01/02	\$300.48	4 UNIT APT	L3	1	2	
100	045	545780	1870	10,195	1856421	\$1,712,500	12/05/01	\$167.97	17 UNIT APARTMENT	L3	1	2	
100	045	545780	1910	6,360	1931218	\$875,000	12/30/02	\$137.58	SHERYL COURT	L3	1	2	
100	045	688990	0276	3,630	1811320	\$750,000	04/09/01	\$206.61	5 UNIT APARTMENT	L3	1	2	
100	045	701120	0425	3,816	1867760	\$818,000	02/07/02	\$214.36	SIX UNIT APARTMENT	L1	1	2	
100	045	701120	0425	3,816	1731991	\$673,500	01/11/00	\$176.49	SIX UNIT APARTMENT	L1	1	0	
100	050	197220	5220	3,610	1762175	\$575,000	06/27/00	\$159.28	5 UNIT APT	L3	1	2	
100	050	197220	5395	4,082	1755613	\$568,000	05/22/00	\$139.15	THE MARY LYNN APTS	L3	1	2	
100	050	197220	5610	4,976	1808693	\$615,000	03/22/01	\$123.59	SEA-ANN APTS	L2	1	2	
100	050	197220	5980	2,184	1780159	\$405,000	10/02/00	\$185.44	FOUR PLEX	L3	1	2	
100	050	744300	0580	3,746	1772310	\$611,000	08/12/00	\$163.11	7 UNIT APT	L1	1	2	
100	050	744300	0775	6,910	1802189	\$1,175,000	02/21/01	\$170.04	TEN UNITS	L2	1	2	
100	050	744300	1180	6,921	1862727	\$969,000	01/10/02	\$140.01	MARINE VISTA	L3	1	2	
100	050	744300	1200	2,254	1809639	\$316,875	03/27/01	\$140.58	FOURPLEX	L3	1	2	
100	050	744300	1240	6,564	1768167	\$855,000	07/28/00	\$130.26	KLAHOWYA APTS	L3	1	2	
100	055	338690	0080	13,273	1744063	\$1,830,000	03/30/00	\$137.87	CAROLYN MANOR	C1/65	1	2	
100	055	930130	0541	6,208	1883319	\$1,025,000	04/29/02	\$165.11	WAVERLY COURT APTS	L3	1	2	
100	060	195970	0040	5,196	1873496	\$1,250,000	03/10/02	\$240.57	WILLIS OLIVER APTS	L2RC	1	2	
100	060	202504	9124	6,316	1788169	\$825,000	11/16/00	\$130.62	APARTMENT	L3	1	2	
100	060	286960	0111	6,336	1926441	\$1,112,500	12/06/02	\$175.58	APARTMENT	C1/65	1	2	
100	060	290220	0135	3,958	1871111	\$650,000	02/26/02	\$164.22	6 UNIT APT	L-2	1	2	
100	060	290220	0405	10,118	1828272	\$1,835,758	07/02/01	\$181.43	THE HARMON APT 13 UNIT	L-3	1	2	
100	060	290220	0800	4,733	1814449	\$950,000	04/27/01	\$200.72	4-PLEX	L3	1	2	
100	060	290220	1035	11,690	1814116	\$1,990,000	04/23/01	\$170.23	YATES APTS	NC240'	2	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	060	290220	1100	3,670	1882610	\$790,000	04/23/02	\$215.26	LAKE VISTA APT	L2	1	2	
100	060	290220	1141	3,444	1865949	\$595,000	01/29/02	\$172.76	4-PLEX	L2	1	2	
100	060	290220	1211	16,818	1908987	\$2,147,750	09/10/02	\$127.71	23 UNIT APT	L1	1	0	
100	065	024220	0010	15,826	1919685	\$2,525,000	10/31/02	\$159.55	ANNARON CONDOMINIUMS	L-3	20	2	
100	065	067600	0010	33,116	1757579	\$3,792,400	06/05/00	\$114.52	THE BEN LOMOND	L3	1	2	
100	065	067600	0115	2,450	1756182	\$403,500	05/22/00	\$164.69	4 PLEX	L3	1	2	
100	065	130330	0095	9,700	1833531	\$1,320,000	07/27/01	\$136.08	HOLYROOD COURT	L2	1	2	
100	065	133630	0220	0	1905102	\$1,095,000	08/21/02	\$0.00			1	0	
100	065	133680	0030	5,439	1910699	\$865,000	09/12/02	\$159.04	6 - UNIT APTS	SF5.0	1	2	
100	065	133730	0110	3,201	1736941	\$417,000	02/16/00	\$130.27	APARTMENT	SF5000	1	2	
100	065	133730	0110	3,201	1847640	\$752,000	10/17/01	\$234.93	APARTMENT	SF5000	1	2	
100	065	133780	0930	2,960	1928581	\$620,000	12/16/02	\$209.46	APARTMENT	L3	1	2	
100	065	135530	0025	0	1914030	\$510,310	09/23/02	\$0.00			1	0	
100	065	172880	0030	17,292	1898660	\$2,650,000	07/17/02	\$153.25	QUALMAN APTS	L3	1	2	
100	065	180690	0380	6,078	1843905	\$925,000	09/26/01	\$152.19	6 UNIT APT	MI050'	1	2	
100	065	180690	0420	9,408	1880957	\$1,427,500	04/17/02	\$151.73	CARLYN APTS	L3	1	2	
100	065	191210	1065	14,198	1906565	\$2,300,000	08/16/02	\$161.99	ALLENDAL E APT	L-3	1	0	
100	065	216390	0370	14,814	1758702	\$2,500,000	06/07/00	\$168.76	BEL CREST APTS	L3	1	2	
100	065	216390	1530	2,900	1853105	\$668,000	11/13/01	\$230.34	6 UNITS	L-2	1	2	
100	065	220750	0355	7,802	1859263	\$1,450,000	12/20/01	\$185.85	14 UNITS APARTMENT	L-3	1	2	
100	065	266300	0135	3,879	1738061	\$530,000	02/17/00	\$136.63	5-PLEX	L3	1	2	
100	065	266300	0620	26,910	1919606	\$6,000,000	11/01/02	\$222.97	APARTMENT	L3	1	2	
100	065	278460	0070	15,882	1898155	\$2,992,000	07/17/02	\$188.39	LITTLE FIELD	L3	1	0	
100	065	314860	0020	16,422	1853733	\$3,550,000	11/21/01	\$216.17	MELMAR APTS	MR	1	2	
100	065	330370	0120	21,681	1893952	\$3,966,185	06/24/02	\$182.93	ASTOR COURT	L3	1	2	
100	065	330370	0325	9,376	1786859	\$1,160,000	10/20/00	\$123.72	APARTMENT	L3	1	2	
100	065	330370	0520	14,802	1828643	\$2,240,000	06/15/01	\$151.33	PARK TOWER APTS	L3	1	2	
100	065	423240	0540	13,615	1815842	\$2,225,000	04/27/01	\$163.42	ROXBURY APTS	NC240'P	1	2	
100	065	423240	0995	3,648	1889885	\$770,000	06/04/02	\$211.07	SELAINE APTS	SF5000	1	2	
100	065	423240	1090	2,768	1815688	\$585,000	04/27/01	\$211.34	4 - PLEX	SF5000	1	2	
100	065	600300	1210	5,088	1764513	\$650,000	07/07/00	\$127.75	APT	MR	1	2	
100	065	600300	1235	3,705	1844476	\$626,000	09/26/01	\$168.96	6-UNIT APT BLDG	MR	1	2	
100	065	600300	1410	3,328	1817179	\$565,000	05/07/01	\$169.77	8-UNIT APT	NC340	1	2	
100	065	600300	1484	4,875	1895846	\$795,000	06/24/02	\$163.08	9-UNIT APT	L3	1	2	
100	065	600300	1850	9,336	1851366	\$1,545,000	11/08/01	\$165.49	16-UNIT APTS	L-3	1	2	
100	065	600350	0560	10,674	1926304	\$9,330,000	12/06/02	\$874.09	CHURCH OF NEZIAH	NC365'	2	0	
100	065	600350	1035	7,320	1799345	\$850,000	01/25/01	\$116.12	10 UNIT APT	L-3	1	2	
100	065	600350	1079	18,400	1914744	\$2,550,000	10/08/02	\$138.59	NAGLES 2ND ADD	L-3	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	065	600350	1159	12,905	1784376	\$2,934,000	10/16/00	\$227.35	APT	MR-RC	1	2	
100	065	600350	1490	5,985	1790670	\$865,000	11/22/00	\$144.53	21-UNIT APT	L3	1	2	
100	065	600350	1625	6,900	1886161	\$995,000	05/17/02	\$144.20	11-UNIT APT	L3	1	2	
100	065	600350	1795	2,818	1772264	\$497,500	08/22/00	\$176.54	FOURPLEX	L-3	1	0	
100	065	600350	1950	6,151	1846035	\$1,050,000	09/27/01	\$170.70	CAPITOL CREST APTS	L3	1	2	
100	065	684770	0410	5,245	1874233	\$500,000	03/15/02	\$95.33	THE STERLING	MR	1	2	
100	065	684820	0110	7,000	1873503	\$1,050,000	03/10/02	\$150.00	APTS	MR	1	2	
100	065	684820	0216	3,640	1900613	\$618,000	07/29/02	\$169.78	APARTMENT	MR	1	2	
100	065	684820	0655	3,730	1862334	\$667,500	01/09/02	\$178.95	5 UNITS	MR	2	2	
100	065	684820	0835	8,430	1863764	\$1,090,000	01/16/02	\$129.30	APARTMENTS	L3	1	2	
100	065	685070	0045	3,500	1740232	\$630,000	03/01/00	\$180.00	6 - UNIT APT BLDG	L-3	1	0	
100	065	685070	0310	8,190	1733202	\$1,340,000	01/25/00	\$163.61	APT	MRRC	1	2	
100	065	685070	0395	4,260	1743209	\$400,000	03/24/00	\$93.90	FOURPLEX	MRRC	1	2	
100	065	685070	0545	31,157	1883326	\$4,250,000	05/01/02	\$136.41	QUINAULT APTS	MR	1	2	
100	065	685170	0085	40,932	1820203	\$5,100,000	05/21/01	\$124.60	SOMERSET HOUSE	L3	1	2	
100	065	685170	0145	6,224	1784899	\$939,100	10/16/00	\$150.88	HARRIET MANOR	L3	1	2	
100	065	685170	0235	13,486	1860616	\$2,900,000	12/28/01	\$215.04	DAPHNE APTS	L3	1	2	
100	065	685170	0280	6,144	1828768	\$1,285,000	07/10/01	\$209.15	APT	L3	1	2	
100	065	685170	0295	36,480	1864498	\$6,100,000	01/25/02	\$167.21	PARK MANOR APTS	L3	1	2	
100	065	685270	0160	2,941	1897757	\$677,250	07/12/02	\$230.28	APARTMENT	L3	1	2	
100	065	685270	0405	5,289	1779500	\$773,750	09/29/00	\$146.29	THE FEDROY APTS	L3	1	2	
100	065	685270	0440	8,907	1769841	\$1,220,000	07/27/00	\$136.97	BREVARD APTS	L3	1	2	
100	065	723460	0665	6,344	1889950	\$990,000	06/03/02	\$156.05	APT	L3	1	2	
100	065	723460	0870	11,904	1851298	\$1,485,000	11/05/01	\$124.75	BETSY ROSS	L-3	1	2	
100	065	723460	1261	5,928	1798848	\$850,000	01/29/01	\$143.39	APT BLDG	NC365	1	2	
100	065	723460	1261	5,928	1784559	\$760,000	10/30/00	\$128.21	APT BLDG	NC365	1	0	
100	065	872560	0290	5,556	1832804	\$900,000	07/11/01	\$161.99	BELLEVUE APT	NC365'	1	2	
100	065	872560	0600	13,680	1819347	\$2,500,000	05/17/01	\$182.75	APARTMENT	NC3/65'	1	2	
100	065	872560	0605	17,124	1765095	\$2,330,000	07/17/00	\$136.07	APARTMENT	MR	1	2	
100	065	880490	0540	6,540	1854645	\$1,325,000	11/29/01	\$202.60	NAOMA APTS	MR	1	2	
100	065	880490	0765	13,300	1731793	\$2,161,600	01/13/00	\$162.53	CONSULATE APTS	MR	1	0	
100	065	894410	0013	20,775	1842638	\$3,327,500	09/21/01	\$160.17	THE BOUNTY	L3	1	2	
100	065	983120	0315	3,318	1744359	\$729,000	03/20/00	\$219.71	APARTMENT	L3	1	2	
100	070	195970	2463	5,368	1907864	\$852,000	08/29/02	\$158.72	7 UNIT APARTMENT	L-3	1	2	
100	070	195970	3260	6,463	1761793	\$850,000	06/19/00	\$131.52	10 UNIT APT	NC240'	1	2	
100	070	197020	0044	2,524	1791294	\$918,300	12/11/00	\$363.83	APTS/ROWING CLUB	C1-40	1	2	
100	075	277060	6650	5,260	1835109	\$565,000	08/07/01	\$107.41	SIX UNIT APT BLDG	L2	1	2	
100	075	277060	6671	8,320	1824521	\$1,250,000	06/20/01	\$150.24	SUTTON APTS	L2	2	2	
100	075	277060	6675	4,160	1745149	\$1,100,000	03/29/00	\$264.42	SUTTON APTS	L2	2	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	075	423540	0010	1,292	1852934	\$277,000	11/20/01	\$214.40	4-PLEX	SF 5000	1	2	
100	075	423540	0010	1,292	1920661	\$277,500	11/04/02	\$214.78	4 PLEX	SF5.0	1	0	
100	075	701070	0785	1,452	1735552	\$200,000	02/03/00	\$137.74	4 UNIT APT BLDG	NC140'	1	2	
100	080	037950	0005	5,690	1863115	\$910,000	01/16/02	\$159.93	BAL-ANNE APARTMENTS	L-3	1	2	
100	080	277060	0525	3,832	1825456	\$475,000	06/21/01	\$123.96	4 PLEX	L-1	1	2	
100	080	277060	2465	3,976	1926130	\$725,000	11/21/02	\$182.34	APARTMENT	L3	1	2	
100	080	277060	2470	6,519	1780702	\$850,000	10/05/00	\$130.39	APT	L3	1	2	
100	080	277060	3440	15,788	1731181	\$1,619,000	01/06/00	\$102.55	TERRA VISTA APTS	NC340'	1	2	
100	080	277060	3665	12,094	1930867	\$1,690,875	12/27/02	\$139.81	THE SANDPIPER	L3	1	2	
100	080	277060	3840	11,012	1734135	\$1,287,000	01/28/00	\$116.87	14 UNIT MULTI RES	NC340'	1	2	
100	080	277060	4020	2,506	1771240	\$500,000	08/14/00	\$199.52	FIVE UNIT APARTMENT	L3	1	0	
100	080	277060	4841	10,105	1750582	\$1,390,000	04/24/00	\$137.56	13 UNIT APARTMENT	L-3	1	2	
100	080	277110	2065	5,213	1884828	\$652,000	05/06/02	\$125.07	6 UNIT APT & RES	L3	1	2	
100	080	277110	2165	4,806	1803285	\$540,000	02/22/01	\$112.36	6 UNIT APT	L3	1	2	
100	080	277160	0390	19,290	1756916	\$2,400,000	05/24/00	\$124.42	MAGNOLIA COURT	L3	1	2	
100	080	277160	2010	2,264	1786612	\$400,000	11/08/00	\$176.68	4-PLEX	L3	1	2	
100	080	277160	2055	5,841	1877594	\$670,000	04/01/02	\$114.71	GRIFFIN APARTMENTS	L3	1	2	
100	080	277160	4170	7,093	1854774	\$800,000	11/20/01	\$112.79	APARTMENT	L-3	1	2	
100	080	277160	4350	5,320	1862526	\$1,010,000	12/19/01	\$189.85	APARTMENT	L2	1	2	
100	080	277160	4800	5,233	1762231	\$470,000	06/23/00	\$89.81	APARTMENT	L2	1	2	
100	080	277160	4800	5,233	1883205	\$750,000	04/26/02	\$143.32	APARTMENT	L2	1	2	
100	080	277160	4865	2,730	1834450	\$500,000	08/03/01	\$183.15	APARTMENT	L-2	1	2	
100	085	197820	0025	25,780	1867542	\$4,100,000	02/12/02	\$159.04	THE PARK SENECA	HR	1	2	
100	085	197820	0445	53,108	1872687	\$10,500,000	03/12/02	\$197.71	COPPERFIELD APTS	HR	2	2	
100	085	219760	0705	23,235	1906681	\$4,450,000	08/16/02	\$191.52	THE TERRACE APARTMENTS	MR	3	2	
100	085	219760	0705	0	1906684	\$4,436,250	08/16/02	\$0.00			3	0	
100	085	219760	0810	0	1926284	\$10,585,000	12/06/02	\$0.00			6	0	
100	085	750250	0061	11,872	1744799	\$2,325,000	03/30/00	\$195.84	ST JOHNS APT & STORE	NC365'	1	2	
100	085	859040	0850	27,840	1756305	\$3,000,000	05/22/00	\$107.76	EIGHT TWENTY ON CHERRY	HR	1	2	
100	085	859040	0850	27,840	1914841	\$3,878,400	10/04/02	\$139.31	EIGHT TWENTY ON CHERRY	HR	1	0	
100	090	016400	0035	128,494	1758870	\$15,450,000	06/13/00	\$120.24	LINDEN SQUARE	C165'	1	2	
100	090	026300	0354	7,978	1738297	\$1,020,000	02/24/00	\$127.85	10-UNIT APT	L-2	1	2	
100	090	099300	0345	5,801	1888370	\$810,000	05/28/02	\$139.63		L-2	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	090	099300	0515	2,016	1829110	\$245,000	07/11/01	\$121.53	THE FOURPLEX	C165'	1	2	
100	090	099300	1390	2,273	1746949	\$345,000	04/11/00	\$151.78	4 UNIT APT	L-2	1	2	
100	090	192604	9362	35,136	1767555	\$4,190,000	07/28/00	\$119.25	VIEW AT BITTER LAKE	L3	1	2	
100	090	192604	9390	139,010	1896193	\$15,500,000	06/24/02	\$111.50	BITTER LAKE HIGHLANDS APTS	L3	1	2	
100	090	229140	0360	7,408	1751158	\$550,000	05/01/00	\$74.24	8 UNIT APT	L-2	1	2	
100	090	282710	0092	19,986	1746733	\$2,200,000	04/05/00	\$110.08	WHITMAN PLACE APTS	RM900	1	2	
100	090	291620	0012	4,620	1862198	\$540,000	01/03/02	\$116.88	7 UNIT APT	L3	1	2	
100	090	291820	0061	25,872	1894218	\$3,280,000	06/24/02	\$126.78	GREENWOOD TWO APTS	L-2	2	2	
100	090	312604	9367	3,523	1843513	\$475,500	09/20/01	\$134.97	4-PLEX	L-1	1	2	
100	090	344200	0050	22,238	1757007	\$1,415,000	06/02/00	\$63.63	HAMPTON COURT	L2	1	2	
100	090	344200	0050	22,238	1922716	\$1,715,000	11/14/02	\$77.12	HAMPTON COURT	L2	1	2	
100	090	344200	0069	39,040	1782464	\$4,537,500	10/18/00	\$116.23	JEFFERSON COURT	C140'	1	2	
100	090	362603	9052	3,548	1760235	\$512,500	06/14/00	\$144.45	4 PLEX & EXPRESSO SHOP	C140'	1	2	
100	090	604640	0970	3,012	1816673	\$500,000	05/02/01	\$166.00	FOURPLEX	L-3	1	2	
100	090	604640	1055	8,622	1913014	\$1,053,000	09/25/02	\$122.13	DOMUS MARIA	L-3	1	2	
100	090	604640	1315	6,155	1767700	\$725,000	07/24/00	\$117.79	8 UNIT APT	L-3	1	2	
100	090	614010	0040	8,231	1792491	\$1,055,000	12/14/00	\$128.17	SING FAM RES	L3	1	2	
100	090	614010	0140	5,392	1731073	\$784,412	01/04/00	\$145.48	APARTMENTS	L-3	1	2	
100	090	614010	0145	7,773	1784703	\$752,500	10/27/00	\$96.81	PETERS STUGAN	L-3	1	2	
100	090	614560	0515	20,628	1862572	\$2,000,000	01/09/02	\$96.96	3 IDENT BLDGS - 36 UNITS	L-2	2	2	
100	090	614560	0555	1,176	1926455	\$810,000	12/03/02	\$688.78	SEG FROM 61456005650	L-2	2	0	
100	090	614970	0166	5,040	1767748	\$450,000	07/25/00	\$89.29	5 UNIT APT HOUSE	L-3	1	2	
100	090	614970	0166	5,040	1926495	\$550,000	12/01/02	\$109.13	5 UNIT APT HOUSE	L-3	1	0	
100	090	614970	0195	3,216	1796962	\$379,950	01/12/01	\$118.14	4-PLEX	L-3	1	2	
100	090	618470	0015	14,472	1897830	\$1,325,000	07/11/02	\$91.56	15 UNIT APT	C140'	1	2	
100	090	618470	0025	5,155	1735606	\$560,000	01/14/00	\$108.63	BISCAYNE APTS	C140'	1	2	
100	090	630000	0216	5,757	1823712	\$705,000	06/14/01	\$122.46	APT & DUPLEX	L2	1	2	
100	090	630000	0361	5,442	1865849	\$560,000	01/23/02	\$102.90	6-UNIT APT BLDG	L-2	1	2	
100	090	630000	0420	3,072	1833731	\$384,000	07/30/01	\$125.00	4 PLEX	L-3	1	2	
100	090	630000	0440	7,292	1855944	\$562,500	12/04/01	\$77.14	CHAR - KOOSTA	L-3	1	2	
100	090	630000	0650	3,412	1908416	\$427,500	09/03/02	\$125.29	APARTMENTS	L-3	1	2	
100	090	630000	0680	4,799	1731067	\$445,000	01/03/00	\$92.73	5 UNIT APT	L-3	1	2	
100	090	630050	0100	4,258	1775486	\$400,000	09/08/00	\$93.94	APARTMENT	L3	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	090	643100	0935	4,087	1891906	\$495,000	06/13/02	\$121.12	6 UNIT APT	L3	1	2	
100	090	643100	0986	5,440	1800260	\$650,000	02/08/01	\$119.49	7 UNIT APT	L3	1	2	
100	090	643150	0081	7,546	1872819	\$875,000	03/11/02	\$115.96	10 UNIT APT	L-3	1	2	
100	090	643150	0321	6,180	1756745	\$675,000	05/30/00	\$109.22	PAULA MARIE APARTMENTS	L-3	1	2	
100	090	643150	0331	10,514	1908075	\$1,200,000	09/03/02	\$114.13	SUNSET VIEW APARTMENTS	L-3	1	2	
100	090	645030	0315	4,258	1899442	\$475,000	07/22/02	\$111.55	7 UNIT APT BLDG	L-3	1	2	
100	090	645030	0461	7,800	1873488	\$675,000	03/12/02	\$86.54	FOUR-PLEX__+ 2 TRIPLEXES	L-2	3	2	
100	090	728390	0380	17,773	1819577	\$1,625,000	05/25/01	\$91.43	JUKELA	RM.9	1	2	
100	090	923190	0300	8,519	1767801	\$1,010,000	07/25/00	\$118.56	NEWLAND CONDO	C1-40	1	2	
100	090	926720	0100	18,480	1878023	\$2,700,000	04/01/02	\$146.10	STONE AVENUE COURT	L3	1	2	
100	090	926720	0155	17,876	1802274	\$1,700,000	02/21/01	\$95.10	APARTMENT	L3	1	2	
100	090	946520	0005	4,772	1864072	\$675,000	01/21/02	\$141.45	APARTMENT	C140	1	2	
100	090	946520	0125	11,318	1751156	\$900,000	05/01/00	\$79.52	GREENWOOD AVE NORTH APTS	C140	1	2	
100	090	952410	0040	8,464	1900547	\$1,160,000	07/29/02	\$137.05	10 UNIT APT	L-3	1	2	
100	095	145360	0910	2,576	1739954	\$450,000	03/01/00	\$174.69	FOUR PLEX	NC365'	2	2	
100	095	145360	1520	3,100	1907108	\$385,000	08/26/02	\$124.19	FOUR PLEX	L2	1	0	
100	095	145360	2263	2,116	1895053	\$355,000	06/27/02	\$167.77	FOURPLEX	SF7200	1	2	
100	095	156810	0685	3,820	1909457	\$390,000	09/10/02	\$102.09	5 UNIT APT	RM2400	1	2	
100	095	162604	9080	2,952	1809340	\$307,000	03/29/01	\$104.00	4 - PLEX	RM2400	1	2	
100	095	202604	9019	66,263	1906521	\$7,200,000	08/29/02	\$108.66	JACKSON GREENS APTS	L-3	1	2	
100	095	204450	0350	27,944	1745110	\$2,700,000	03/27/00	\$96.62	RIVIERA NORTH APTS	L3	1	2	
100	095	282604	9119	21,642	1784707	\$3,450,000	10/30/00	\$159.41	MEADOW PARK APT	C140	1	2	
100	095	344800	1425	12,110	1842194	\$1,108,000	09/10/01	\$91.49	MELINDA ARMS	L3	1	2	
100	095	378280	0005	7,612	1788991	\$680,000	11/22/00	\$89.33	KALUA CONDOMINIUM	NC1-30	1	2	
100	095	382170	0008	3,024	1876416	\$374,000	03/23/02	\$123.68	FOUR PLEX	L-3	1	2	
100	095	382170	0037	3,024	1845013	\$390,000	09/26/01	\$128.97	FOUR PLEX	L-3	1	2	
100	095	674470	0360	49,248	1805536	\$4,705,000	03/13/01	\$95.54	THUNDALARRA APTS (49 UNITS)	RM900	1	2	
100	095	679810	0725	18,508	1815990	\$1,750,000	05/03/01	\$94.55	25 UNIT APT	NC240'	1	2	
100	095	679810	0800	6,810	1924570	\$1,696,500	11/26/02	\$249.12	PINEHURST COURT (BLDG-B)	L2	2	0	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	095	766370	0291	5,408	1733264	\$720,000	01/10/00	\$133.14	MORRISON ARMS 10 UNIT APT	MR	2	2	
100	095	766370	0350	10,900	1860183	\$765,000	12/18/01	\$70.18	THE KENNSINGTON APTS	MR	1	2	
100	095	766370	0375	3,000	1787141	\$317,500	11/15/00	\$105.83	FOUR PLEX	L-3	1	0	
100	095	766370	0793	6,857	1769783	\$655,000	08/10/00	\$95.52	6 UNIT & 5 UNIT APT BLDGS	L-3	1	2	
100	095	766370	0880	19,925	1809881	\$1,690,000	03/30/01	\$84.82	APARTMENT BLDG (26 UNITS)	L-3	1	0	
100	095	882290	0025	5,875	1764489	\$634,000	07/10/00	\$107.91	APARTMENT BLDG 8 UNITS	L-3	1	2	
100	095	882290	0305	3,406	1736399	\$440,000	01/25/00	\$129.18	RANCH MANOR	NC365'	2	2	
100	095	882290	0375	6,646	1834222	\$725,000	07/31/01	\$109.09	5 UNIT APT	L-3	1	2	
100	095	882290	0395	10,053	1833180	\$965,000	07/27/01	\$95.99	LU OMA 11 UNIT APT	L-3	1	2	
100	095	882290	1140	13,404	1732347	\$1,151,500	01/03/00	\$85.91	APARTMENT BLDG 20 UNITS	L-3	1	0	
100	095	890250	0006	5,260	1848009	\$555,000	10/22/01	\$105.51	THE CARLETON	SF7.2	1	2	
100	100	292604	9050	82,706	1739474	\$8,600,000	03/02/00	\$103.98	CITIGATE APTS	L2	1	2	
100	100	292604	9460	11,351	1856775	\$1,370,000	12/10/01	\$120.69	APARTMENT	L2	1	2	
100	100	292604	9503	49,412	1826568	\$5,200,000	06/14/01	\$105.24	APARTMENTS	L2	2	2	
100	100	431070	0770	3,308	1743719	\$465,000	03/28/00	\$140.57	4 UNIT APT	L1	1	2	
100	100	431070	2720	6,332	1846028	\$715,000	10/05/01	\$112.92	APARTMENT	L-2	1	2	
100	100	510040	1249	5,372	1804434	\$600,000	03/05/01	\$111.69	7 UNIT APT	NC240'	1	2	
100	100	510140	5455	5,040	1814650	\$535,000	04/26/01	\$106.15	LESLY MANOR APT'S	L3	1	0	
100	100	546430	0063	9,975	1906829	\$935,000	08/28/02	\$93.73	APARTMENTS	L3	1	2	
100	100	641460	0332	6,084	1814253	\$571,900	04/23/01	\$94.00	THE DONLIN APARTMENTS	NC140'	1	0	
100	105	226700	0141	8,142	1883930	\$1,000,000	04/25/02	\$122.82	APARTMENT	NC130'	1	2	
100	105	330070	1379	4,914	1855060	\$590,000	11/28/01	\$120.07	APARTMENT	L-1	1	2	
100	105	394190	0015	3,843	1922924	\$525,000	11/15/02	\$136.61	5 UNIT APT	L-2	1	2	
100	105	682410	0080	4,260	1857219	\$471,900	12/10/01	\$110.77	FOUR-PLEX	L2	1	2	
100	105	751900	0115	4,960	1732883	\$685,000	01/13/00	\$138.10	10 UNIT APT	L2	1	2	
100	110	092504	9236	2,240	1873436	\$620,000	02/27/02	\$276.79	4 PLEX	L3	1	0	
100	110	092504	9387	3,080	1822819	\$530,000	06/08/01	\$172.08	4-PLEX	L3	1	2	
100	110	409230	0890	1,959	1734980	\$425,000	02/02/00	\$216.95	5-PLEX	L3	1	2	
100	110	409230	0910	1,730	1893423	\$290,000	06/18/02	\$167.63	FOUR-PLEX	L3	1	2	
100	110	409230	0995	7,093	1898335	\$1,350,000	07/12/02	\$190.33	11 UNIT APT	L-3	1	2	
100	110	409230	1005	4,200	1822929	\$535,000	06/08/01	\$127.38	7 RENTAL UNITS	L3	1	2	
100	110	409230	1090	7,213	1834267	\$1,075,000	08/01/01	\$149.04	APT	L3	1	2	
100	110	409230	1105	6,349	1731951	\$875,000	01/13/00	\$137.82	APARTMENT	L3	1	0	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	110	409230	1320	6,415	1751818	\$1,000,000	05/04/00	\$155.88	13 UNIT APARTMENT	L3	1	2	
100	110	409230	1400	5,539	1806760	\$760,000	03/15/01	\$137.21	6 UNIT APT BLDG	L3	1	2	
100	110	409230	1510	3,285	1906507	\$415,000	08/28/02	\$126.33	6 UNIT APT	L3	1	2	
100	110	409230	1970	2,714	1746137	\$395,000	04/03/00	\$145.54	4-PLEX	L3	1	2	
100	110	409230	2025	5,128	1734986	\$615,000	02/02/00	\$119.93	8-PLEX	L3	1	2	
100	110	420740	0566	1,570	1736898	\$300,000	02/10/00	\$191.08	4-PLEX	L3	1	2	
100	110	420740	0575	2,850	1734984	\$415,000	02/02/00	\$145.61	5-PLEX	L3	1	2	
100	110	420740	0585	8,407	1734985	\$800,000	02/02/00	\$95.16	8-PLEX	L3	1	2	
100	110	522630	0010	3,400	1783672	\$500,000	10/23/00	\$147.06	5 PLEX	L3	1	2	
100	110	674670	0180	3,137	1807445	\$440,000	03/16/01	\$140.26	4-PLEX	L3	1	2	
100	110	674670	0235	4,472	1766845	\$688,500	07/25/00	\$153.96	TERRY ANNE APTS	L3	1	2	
100	110	674670	0880	4,830	1815782	\$638,000	04/27/01	\$132.09	APT	L3	1	2	
100	110	717480	0305	4,352	1881551	\$750,000	04/25/02	\$172.33	LEE ANNE APTS	SF5.0	1	2	
100	110	717480	0400	5,072	1748719	\$610,000	04/24/00	\$120.27	HOVEN APTS 8 UNITS	L3	1	2	
100	110	717480	0795	20,354	1873421	\$2,100,000	03/12/02	\$103.17	9 UNIT	L3	1	2	
100	110	871460	0005	13,908	1877021	\$1,440,000	03/28/02	\$103.54	APARTMENT	L3	1	2	
100	110	881640	0350	7,575	1795532	\$1,480,000	12/28/00	\$195.38	UNIVERSITY WAY APTS	NC365P1	1	0	
100	110	881740	0115	3,444	1769904	\$460,000	08/07/00	\$133.57	4-PLEX	NC365	1	2	
100	110	881740	0235	15,036	1763222	\$2,258,000	06/23/00	\$150.17	UNIVERSITY COURT	L2	1	2	
100	110	882390	0044	2,304	1826954	\$350,000	06/28/01	\$151.91	4-PLEX	SF5.0	1	2	
100	110	882390	0830	2,288	1774315	\$400,000	08/29/00	\$174.83	4 UNIT APT	L3	1	2	
100	110	882390	2850	6,090	1854906	\$812,500	11/08/01	\$133.42	ALPHA SIGMA PHI-2 DUPLEXES	L3	1	2	
100	115	193130	0285	3,887	1907195	\$665,000	08/28/02	\$171.08	PARK AVENUE	SF5.0	1	0	
100	115	193130	0540	11,136	1808691	\$1,510,000	03/27/01	\$135.60	WHITMAN APARTMENT	L-2	1	2	
100	115	197220	2085	3,190	1811501	\$640,000	04/10/01	\$200.63	5 UNIT APT	L3	1	2	
100	115	197220	2290	4,096	1834379	\$805,000	08/02/01	\$196.53	J C APARTMENTS	LDT	1	2	
100	115	197220	2400	4,096	1834376	\$910,000	07/30/01	\$222.17	9 UNIT APT	L-2	1	2	
100	115	270860	0010	8,694	1882539	\$1,700,000	04/30/02	\$195.54	18 UNIT APT	L3	18	2	
100	115	408330	0235	3,830	1762651	\$550,000	06/27/00	\$143.60	APTS	L-2	1	2	
100	115	408330	3770	5,180	1791531	\$685,000	12/12/00	\$132.24	APARTMENT	SF5000	1	2	
100	115	408330	3905	4,544	1840199	\$544,000	08/31/01	\$119.72	FOURPLEX	SF5.0	1	2	
100	115	408330	5300	3,860	1750847	\$695,000	04/28/00	\$180.05	6-PLEX	SF5.0	1	2	
100	115	408330	6715	8,454	1890775	\$1,100,000	06/05/02	\$130.12	APARTMENT	L2	1	2	
100	115	420690	0580	2,800	1738996	\$505,000	02/23/00	\$180.36	APARTMENT	L2	1	2	
100	115	569450	0365	4,040	1823529	\$548,000	06/13/01	\$135.64	LA SIENNA APARTMENTS	L-2	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	115	569450	1025	3,604	1740547	\$525,000	03/07/00	\$145.67	5-UNIT APT	L-2	1	2	
100	115	782120	0395	7,112	1891632	\$650,000	06/13/02	\$91.39	APARTMENTS	L-2	1	2	
100	115	803370	0040	3,415	1768959	\$655,000	08/01/00	\$191.80	STONEWAY APTS	C140'	1	2	
100	120	052504	9089	2,844	1803477	\$325,000	02/20/01	\$114.28	5 UNIT APT	NC240'	1	2	
100	120	510140	0405	1,850	1743559	\$289,000	03/21/00	\$156.22	APARTMENT	L2	1	2	
100	120	510140	0458	2,900	1930901	\$320,000	12/20/02	\$110.34	APARTMENT	L2	1	0	
100	120	510140	0472	3,800	1861617	\$350,000	12/26/01	\$92.11	APARTMENT	L2	1	2	
100	120	510140	0525	3,984	1800307	\$459,000	02/05/01	\$115.21	FOURPLEX	LDT	1	2	
100	120	510140	0890	2,500	1919181	\$739,000	10/30/02	\$295.60	APARTMENT	L3	2	0	
100	120	510140	1950	11,500	1880779	\$1,345,000	04/22/02	\$116.96	APARTMENT	L3	1	2	
100	120	510140	2204	22,110	1889036	\$2,075,000	05/31/02	\$93.85	25 UNIT APT	L3	1	2	
100	120	510140	4390	8,000	1803581	\$730,000	02/27/01	\$91.25	APARTMENT	L3	1	2	
100	120	913710	1240	21,758	1805534	\$2,895,000	03/07/01	\$133.05	26 UNIT APARTMENT	NC240'	1	2	
100	120	913810	0470	5,580	1870597	\$795,000	02/22/02	\$142.47	SAVOR COURT APARTMENTS	SF5.0	1	2	
100	120	952810	2930	5,408	1750641	\$875,000	05/01/00	\$161.80	TRIPLEX & 6 UNITS	LDT	1	2	
100	125	342604	9036	9,010	1785954	\$1,700,000	11/06/00	\$188.68		SF 5000	2	2	
100	125	797420	0041	10,754	1894149	\$1,700,000	06/21/02	\$158.08	DOMINO'S PIZZA & 20 APT UNITS	L2	1	2	
100	130	132430	0130	19,796	1789947	\$3,323,275	11/29/00	\$167.88	VOYAGER VIEW APTS	L-2	1	2	
100	130	193030	0205	4,280	1826773	\$525,000	06/26/01	\$122.66	4 UNIT APT HOUSE	L-1	1	2	
100	130	197220	0450	6,600	1757810	\$1,000,000	06/04/00	\$151.52	5 UNIT APARTMENT	L3	2	2	
100	130	197220	0470	6,632	1886929	\$1,010,000	05/20/02	\$152.29	5 UNIT APARTMENT	L3	2	2	
100	130	197220	0715	5,150	1761157	\$600,000	06/26/00	\$116.50	5 UNIT APARTMENT	L-3	1	2	
100	130	197220	0715	5,150	1867677	\$915,000	02/08/02	\$177.67	5 UNIT APARTMENT	L-3	1	2	
100	130	197220	0964	11,690	1930374	\$1,913,835	12/16/02	\$163.72	EVANSTON APARTMENTS	L-3	1	2	
100	130	197220	1260	15,664	1781366	\$2,150,000	10/03/00	\$137.26	22 - UNIT APT	L-3	1	2	
100	130	569350	0215	2,472	1835625	\$410,000	08/14/01	\$165.86	4 PLEX	SF5.0	1	2	
100	130	569350	0375	4,032	1855143	\$590,000	11/30/01	\$146.33	APARTMENT	L-2	1	2	
100	130	569350	0920	4,411	1738429	\$491,200	02/11/00	\$111.36	APARTMENT	L-1	1	2	
100	130	569350	1170	5,029	1814874	\$635,000	04/27/01	\$126.27	APARTMENT	L-1	1	2	
100	130	569350	1230	4,584	1763054	\$589,000	06/30/00	\$128.49	APTS	L-1	1	2	
100	130	569350	1416	12,579	1774841	\$2,035,100	08/21/00	\$161.79	KAURI PLACE APTS	NC240'	1	2	
100	130	569400	0155	2,700	1747214	\$525,000	03/17/00	\$194.44	5 PLEX	L3	1	2	
100	130	569400	0270	5,744	1903033	\$930,000	08/12/02	\$161.91	THE 717 APARTMENTS	NC240'	1	2	
100	130	569500	0124	4,780	1899797	\$847,000	07/24/02	\$177.20	SURF CLEANERS	NC240'	2	2	
100	130	569500	0195	5,355	1896982	\$745,000	07/05/02	\$139.12	QUEST	C140'	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	130	661000	1055	2,144	1806456	\$385,000	03/05/01	\$179.57	4 UNIT MULTI-RES	L-1	1	2	
100	130	812970	0460	4,774	1795077	\$760,000	12/27/00	\$159.20	APT	L-1	1	2	
100	130	812970	0860	3,248	1823440	\$635,000	06/14/01	\$195.50	APARTMENT	SF-5000	1	2	
100	130	812970	1020	3,250	1919200	\$440,000	10/29/02	\$135.38	APT	LDT	1	2	
100	135	276770	1485	5,318	1764811	\$575,000	07/07/00	\$108.12	SIXPLEX	L3	1	2	
100	135	276770	1545	18,495	1891869	\$2,150,000	06/06/02	\$116.25	SIXPLEX	L3	3	2	
100	135	276770	1575	3,451	1858279	\$469,000	12/12/01	\$135.90	APARTMENT	L3	1	2	
100	135	276770	1700	2,496	1892760	\$426,000	06/19/02	\$170.67	4-PLEX	L3	1	2	
100	135	276770	3660	3,788	1870435	\$590,000	02/27/02	\$155.76	TALLMAN APTS 8 UNITS	NC385'	1	2	
100	135	276770	3715	3,788	1883325	\$600,000	04/27/02	\$158.39	RUSSELL APTS 8 UNITS	NC385	1	2	
100	135	276770	3715	3,788	1907238	\$625,000	08/28/02	\$164.99	RUSSELL APTS 8 UNITS	NC385	1	2	
100	135	276770	3770	3,473	1731681	\$400,000	01/10/00	\$115.17	IONE PLACE COURT APTS 8 UNITS	MR	1	0	
100	140	045200	0110	3,864	1844158	\$410,000	09/14/01	\$106.11	FOUR PLEX	SF5.0	1	2	
100	140	045200	0385	2,444	1917722	\$340,000	10/24/02	\$139.12	FOURPLEX	L-1	1	0	
100	140	045500	0611	3,524	1871270	\$350,000	03/01/02	\$99.32	FOURPLEX	SF5000	1	0	
100	140	046100	3485	3,276	1823445	\$570,000	06/14/01	\$173.99	ALONZO APTS	L2RC	1	2	
100	140	047500	0160	2,511	1841058	\$368,000	09/11/01	\$146.56	FOURPLEX	L-1	1	2	
100	140	047500	0160	2,511	1892781	\$466,000	06/19/02	\$185.58	FOURPLEX	L-1	1	2	
100	140	122503	9002	6,680	1801330	\$1,002,500	02/14/01	\$150.07	GILMAN PARK PLAZA-16 UNITS	L1	1	2	
100	140	138380	0032	3,096	1747182	\$425,000	04/11/00	\$137.27	6 UNIT APT	L-1	1	2	
100	140	276760	0625	4,736	1890680	\$615,000	06/05/02	\$129.86	"BON FIVE" - 5 UNIT APT	L-3	1	2	
100	140	276760	0905	6,199	1897581	\$970,000	07/11/02	\$156.48	9 UNIT APARTMENT	L-3	1	2	
100	140	276770	4115	6,340	1763387	\$675,000	07/03/00	\$106.47	7 UNIT APT	L-2	1	2	
100	140	276770	4260	8,452	1801244	\$855,000	02/14/01	\$101.16	KONTIKI APTS - 11 UNITS	L-3	1	2	
100	140	276770	4290	4,480	1890643	\$636,000	06/05/02	\$141.96	6 UNIT APT	L-3	1	2	
100	140	276770	4350	6,260	1744424	\$775,000	03/21/00	\$123.80	BAVARIAN MANOR APTS	L-3	1	2	
100	140	276770	4380	6,635	1785446	\$948,700	11/02/00	\$142.98	9 UNIT APT	L3	1	0	
100	140	276770	4395	4,684	1772628	\$577,000	08/24/00	\$123.19	MULTI RES	L-3	1	2	
100	140	276770	4640	5,308	1732181	\$550,000	01/06/00	\$103.62	6 UNIT APT	L-3	1	0	
100	140	276810	0540	3,398	1881931	\$390,000	04/23/02	\$114.77	5 PLEX	L-1	1	2	
100	140	305270	0150	2,756	1850405	\$475,000	10/29/01	\$172.35	4-PLEX	L2	1	2	
100	140	928780	1475	3,840	1808540	\$451,000	03/24/01	\$117.45	FOURPLEX	SF5000	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	145	047600	0215	3,304	1764814	\$450,000	07/12/00	\$136.20		L-2	1	2	
100	145	048600	0010	5,625	1876855	\$1,145,000	03/19/02	\$203.56	THE BURNING TREE APARTMENTS	NC130	1	2	
100	145	276760	0360	4,800	1901579	\$650,000	07/25/02	\$135.42	6 UNIT APT	SFA	1	2	
100	145	276760	0595	0	1924901	\$637,000	11/26/02	\$0.00			1	0	
100	145	276760	1760	4,662	1895687	\$600,000	06/21/02	\$128.70	APT 6 UNITS	L-3RC	1	2	
100	145	276760	2455	4,225	1774789	\$574,000	08/29/00	\$135.86	5 UNIT APT	SFA	1	2	
100	145	276760	2575	4,318	1791368	\$739,750	12/11/00	\$171.32	9 UNIT APT	SFA	1	2	
100	145	276760	2760	2,916	1763025	\$290,000	06/16/00	\$99.45	FOUR PLEX	LDT	1	2	
100	145	276760	3715	4,928	1761496	\$535,000	06/24/00	\$108.56	D'KAI APARTMENTS	L-2	1	2	
100	145	276760	4020	4,523	1768308	\$585,000	07/31/00	\$129.34	ARLENE'S APTS	MRRC	1	2	
100	145	276760	4105	4,172	1732722	\$525,000	01/20/00	\$125.84	6 UNIT MULTIPLE RESIDENCE	L-3	1	2	
100	145	276760	4175	4,205	1820521	\$564,000	05/30/01	\$134.13	5 UNIT APT	MRRC	1	2	
100	145	276760	4540	4,663	1796601	\$610,000	01/03/01	\$130.82	6 UNIT APT	L-2	1	2	
100	145	276760	4890	3,654	1789671	\$460,000	11/27/00	\$125.89	6 UNIT APT	L-3	1	2	
100	145	276770	0075	2,607	1797568	\$330,000	01/12/01	\$126.58	5 UNIT APARTMENT	MRRC	1	2	
100	145	424290	0200	3,872	1808740	\$425,000	03/28/01	\$109.76	BAY VIEW APTS	LDT	1	0	
100	145	751850	0960	4,480	1787654	\$515,000	11/14/00	\$114.96	9 UNIT APT	NC240'	1	2	
100	145	751850	8820	2,391	1878016	\$528,000	04/03/02	\$220.83	4 PLEX	SF5.0	1	2	
100	150	062504	9071	8,380	1884314	\$1,284,000	05/07/02	\$153.22	4 PLEX PLUS 2 PLEX	L-3	2	2	
100	150	062504	9344	8,750	1819863	\$1,200,000	05/25/01	\$137.14	DENSMORE APTS	L-3	1	2	
100	150	288620	0180	8,000	1913542	\$1,395,000	09/25/02	\$174.38	APARTMENT	L-3	1	2	
100	150	336240	0890	5,392	1915244	\$837,500	10/09/02	\$155.32	CHANTRECE APTS	L-3	1	2	
100	150	913710	0420	11,058	1733259	\$1,897,000	01/25/00	\$171.55	15 UNIT APT	L-3	1	2	
100	150	913710	0805	4,902	1839661	\$750,000	08/25/01	\$153.00	7 UNIT APT	L-3	1	2	
100	150	947320	0080	2,655	1839206	\$515,000	08/21/01	\$193.97	5 UNIT APT	L-3	1	2	
100	150	952810	1310	4,714	1784495	\$700,000	10/20/00	\$148.49	5-UNIT APT	L-3	1	0	
100	150	952810	1320	3,487	1912916	\$600,000	09/17/02	\$172.07	4-PLEX	L-3	1	0	
100	150	952810	3560	17,850	1784680	\$2,850,000	10/19/00	\$159.66	24 UNIT APT	L-3	1	0	
100	150	952810	4145	2,294	1839396	\$400,000	08/29/01	\$174.37	4-PLEX	L-3	1	2	
100	155	287710	0111	3,162	1757619	\$385,000	06/06/00	\$121.76	FOUR PLEX	NC240'	1	2	
100	155	675870	0025	2,642	1850366	\$465,000	10/26/01	\$176.00	4 PLEX	L3RC	1	2	
100	155	751750	0545	9,348	1751282	\$1,550,000	04/26/00	\$165.81	12 UNIT APT & DUPLEX	L-3	1	2	
100	155	946820	0041	4,548	1804380	\$750,000	03/06/01	\$164.91	APARTMENT	NC240'	1	2	
100	155	952110	0255	3,900	1854746	\$520,000	11/26/01	\$133.33	5 UNIT	L-3	1	2	
100	155	952110	0356	3,340	1898862	\$570,000	07/18/02	\$170.66	MULTIPLE RESIDENCE	L-3	1	2	
100	155	952310	3630	3,696	1820745	\$395,000	05/30/01	\$106.87	APARTMENTS	NC240'	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	165	000140	0009	229,572	1798826	\$11,770,000	01/27/01	\$51.27	EMPIRE ESTATES	R24P	1	2	
100	165	023200	0003	16,879	1743152	\$950,000	03/24/00	\$56.28	SKYLINE APTS & OFFICES	RM900	1	2	
100	165	037200	0015	9,574	1786691	\$520,000	11/03/00	\$54.31	14 UNIT APARTMENT	BC	1	2	
100	165	037200	0135	6,229	1827501	\$410,000	07/02/01	\$65.82	AMAZING MIRROR WORKS & 8 UNITS	BC	1	2	
100	165	217200	0572	2,800	1878784	\$295,000	04/01/02	\$105.36	APT	RM2400	1	2	
100	165	768960	0061	3,760	1876560	\$400,000	03/22/02	\$106.38	4 PLEX	RM900	1	2	
100	165	768960	0972	3,980	1906044	\$6,190,500	08/27/02	\$1,555.40	PARKHILL ESTATES	R-18	18	0	
100	170	027200	0515	3,528	1840440	\$310,000	08/24/01	\$87.87	4-PLEX	L2	1	2	
100	170	110500	0633	8,021	1904292	\$650,000	08/06/02	\$81.04	APTS	NC340'	1	2	
100	170	149830	2998	3,970	1900989	\$370,000	07/29/02	\$93.20	6 UNIT APT	C140'	1	2	
100	170	166250	0010	5,140	1800970	\$320,000	02/08/01	\$62.26	APTS	L-3	1	2	
100	170	166250	0015	3,200	1747600	\$258,000	04/10/00	\$80.63	4-PLEX	L-3	1	2	
100	170	166250	0017	3,120	1768462	\$265,000	07/31/00	\$84.94	FOURPLEX	L-3	1	2	
100	170	166250	0018	3,120	1738579	\$265,000	02/17/00	\$84.94	4 PLEX	L-3	1	2	
100	170	166250	0018	3,120	1871049	\$300,000	02/27/02	\$96.15	4 PLEX	L-3	1	2	
100	170	170290	1605	4,086	1816977	\$450,000	05/10/01	\$110.13	4-PLEX	NC340'	2	2	
100	170	170490	0391	2,556	1890384	\$262,500	06/05/02	\$102.70	APTS	NC340'	1	2	
100	170	212270	0035	6,765	1814548	\$485,000	04/24/01	\$71.69	APARTMENT	L3	1	2	
100	170	238170	0140	5,616	1846054	\$320,000	10/05/01	\$56.98	EMPIRE VIEW APTS	L3	1	2	
100	170	262404	9182	3,622	1747558	\$275,000	04/11/00	\$75.92	RANDO APARTMENTS	L-3	1	2	
100	170	333600	0285	2,108	1785081	\$230,000	10/30/00	\$109.11	4 PLEX	NC240'	1	2	
100	170	333600	0310	3,740	1752030	\$230,000	04/28/00	\$61.50	FOURPLEX	L2	1	2	
100	170	333600	0330	3,500	1752028	\$230,000	04/28/00	\$65.71	4 PLEX	L2	1	2	
100	170	390410	0267	3,172	1911646	\$353,000	09/23/02	\$111.29	4 PLEX	L-2	1	0	
100	170	390410	0269	3,172	1918609	\$365,000	10/24/02	\$115.07	4 PLEX	L-2	1	0	
100	170	392940	0060	9,500	1745896	\$699,000	03/31/00	\$73.58	16 UNIT APARTMENT	NC365'	1	2	
100	170	712930	4610	6,919	1812062	\$550,000	04/09/01	\$79.49	MAR-VISTA APARTMENTS	NC240'	1	0	
100	170	983420	1270	3,920	1818066	\$349,900	05/15/01	\$89.26	4-PLEX	L2	1	2	
100	175	138980	0026	14,983	1902585	\$1,050,000	08/02/02	\$70.08	APARTMENT	L-3	1	2	
100	175	149830	0880	2,444	1906526	\$305,000	08/28/02	\$124.80	4 - PLEX	L2	1	0	
100	175	308600	2465	13,904	1767613	\$1,123,000	07/28/00	\$80.77	KENMARK	L-2	2	2	
100	175	367790	0040	8,448	1742026	\$690,000	03/16/00	\$81.68	VALMARK APT	NC2-40'	1	2	
100	175	367940	0045	33,672	1872542	\$2,350,000	03/07/02	\$69.79	THE COLUMBIAN APTS	L3	2	2	
100	175	367940	0565	13,220	1877338	\$950,000	03/28/02	\$71.86	APT	L3	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	175	367940	1000	6,580	1831499	\$525,000	07/26/01	\$79.79	ALLISON	NC140'	1	2	
100	175	372680	0295	2,862	1773290	\$405,000	08/23/00	\$141.51	APT	L3	1	0	
100	175	388190	0185	2,765	1809191	\$385,000	03/12/01	\$139.24	4 UNIT	L-3	1	2	
100	175	713330	0120	2,301	1735488	\$188,000	02/01/00	\$81.70	FOURPLEX - CONV RES	L-2	1	2	
100	175	713330	0695	3,858	1861472	\$373,000	12/26/01	\$96.68	APARTMENTS	L3	1	2	
100	175	754980	2390	11,250	1885913	\$1,180,000	05/15/02	\$104.89	APARTMENTS	L1	1	2	
100	175	766010	0205	6,634	1917358	\$605,000	10/14/02	\$91.20	10 UNIT	L-3	1	2	
100	175	766010	0285	12,736	1841187	\$1,090,000	09/07/01	\$85.58	BEACON VIEW APTS	L-3	1	2	
100	175	766010	0300	3,608	1820460	\$450,000	05/29/01	\$124.72	APTS & ROOMING HOUSES	L-3	1	2	
100	175	766060	0040	2,180	1919511	\$260,000	10/25/02	\$119.27	APARTMENTS	L-3	1	0	
100	175	766060	0045	2,696	1919527	\$290,000	10/25/02	\$107.57	APARTMENTS	L-3	1	0	
100	175	766060	0065	11,800	1781153	\$758,300	10/10/00	\$64.26	MARCREST APTS	L-3	1	2	
100	175	766060	0125	4,650	1835905	\$370,000	08/01/01	\$79.57	8 UNIT	L-3	1	2	
100	185	273410	0410	2,216	1774435	\$125,000	08/17/00	\$56.41	4 PLEX	SF5.0	1	2	
100	185	273410	0720	2,494	1799379	\$276,000	01/31/01	\$110.67	6 UNIT APARTMENT	L2	1	2	
100	185	815910	0085	2,650	1824410	\$280,000	06/15/01	\$105.66	POGO JONO	L2	1	2	
100	190	732790	0670	7,832	1928154	\$732,800	12/16/02	\$93.56	11 UNIT APT	SF5.0	1	2	
100	190	788360	0805	3,320	1760651	\$257,000	06/21/00	\$77.41	FOUR-PLEX	L3	1	2	
100	190	788360	0805	3,320	1806864	\$269,900	03/13/01	\$81.30	FOUR-PLEX	L3	1	2	
100	190	788360	0840	3,320	1916562	\$275,000	10/15/02	\$82.83	4-PLEX	L3	1	0	
100	190	788360	0850	3,320	1907972	\$338,000	08/26/02	\$101.81	4-PLEX	L3	1	0	
100	190	788360	3855	2,432	1739428	\$205,000	02/29/00	\$84.29	4 PLEX	SF5000	1	2	
100	190	788360	4335	3,560	1823363	\$350,000	06/01/01	\$98.31	9 UNIT APT	L2	1	2	
100	190	788360	7705	11,045	1743621	\$610,000	03/16/00	\$55.23	SOUTH CREST	SF5.0	1	2	
100	190	788360	7705	11,045	1924838	\$790,000	11/26/02	\$71.53	SOUTH CREST	SF5.0	1	2	
100	190	788360	8599	3,920	1866427	\$245,000	02/04/02	\$62.50	VINE APARTMENTS	C265'	1	2	
100	195	329870	0650	5,861	1930518	\$458,000	12/20/02	\$78.14	10 UNIT APT	L-1	1	2	
100	195	345100	0175	3,756	1778840	\$259,000	09/27/00	\$68.96	4 UNIT APT	RM1.8P	1	2	
100	195	630340	0890	3,418	1749823	\$240,000	04/27/00	\$70.22	FOUR PLEX (4-2 BD)	RM1800	1	2	
100	195	630340	0955	3,112	1853355	\$272,000	11/16/01	\$87.40	4-PLEX	R48	1	2	
100	195	935290	0465	3,714	1860432	\$370,000	12/26/01	\$99.62	FOURPLEX	L-3	1	2	
100	200	062304	9031	102,528	1800689	\$7,450,000	02/09/01	\$72.66	GARDEN POINTE	BC	1	2	
100	200	062304	9334	13,689	1813392	\$826,000	05/01/01	\$60.34	SANDPIPER VILLAS	RM900	1	2	
100	200	079600	0105	2,816	1854002	\$264,500	11/16/01	\$93.93	FOUR PLEX	RM.9	1	2	
100	200	211270	0720	6,150	1808673	\$580,500	03/20/01	\$94.39	HOLDEN MANOR	L2-RC	1	2	
100	200	211470	0410	2,688	1765160	\$239,000	07/14/00	\$88.91	4-PLEX	L2	1	2	
100	200	711300	0015	5,671	1841511	\$425,000	09/05/01	\$74.94	HIGHLAND TERRACE APTS	L2	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	200	775050	0380	6,613	1929848	\$495,000	12/10/02	\$74.85	9 UNIT APT BLDG	L-2	1	2	
100	200	775050	0415	3,816	1809516	\$425,000	03/25/01	\$111.37	6 UNIT	SF5.0	2	2	
100	200	775050	0507	3,115	1836246	\$298,000	08/13/01	\$95.67	NEST CREST 800	L3	1	2	
100	200	797260	0575	3,144	1765209	\$325,000	07/11/00	\$103.37	4 - PLEX	L2	1	2	
100	200	797260	4760	3,332	1890430	\$275,000	05/29/02	\$82.53	DUWAMISH BLUFF APTS	L2	1	2	
100	205	249120	0100	3,184	1777876	\$300,000	09/19/00	\$94.22	5 UNIT APARTMENT	SF5.0	1	2	
100	205	249120	0925	5,064	1909692	\$472,500	09/12/02	\$93.31	6 UNIT APT	NC240	1	2	
100	205	430220	0110	9,625	1839159	\$685,000	08/20/01	\$71.17	10-UNIT APARTMENT	L-2	1	2	
100	205	430220	1190	8,907	1756588	\$576,500	05/26/00	\$64.72	DELVIEW APARTMENTS	L-2	1	2	
100	205	430220	1210	3,290	1829806	\$300,000	07/12/01	\$91.19	4-PLEX	L-2	1	2	
100	205	436570	0600	4,548	1768028	\$275,000	07/31/00	\$60.47	4 PLEX	L3	1	2	
100	205	789980	0518	2,880	1806551	\$247,000	03/15/01	\$85.76	4-UNIT APT	L-2	1	2	
100	205	789980	0520	2,880	1806638	\$247,000	03/12/01	\$85.76	CAMALOO 2	L-2	1	2	
100	205	789980	0640	26,292	1860911	\$1,800,000	12/31/01	\$68.46	MONTRIDGE ARMS	L-3	1	2	
100	205	789980	0800	7,120	1734041	\$390,000	01/26/00	\$54.78	WEST WOOD APARTMENTS	L-3	1	2	
100	205	789980	0916	2,612	1736500	\$210,000	02/04/00	\$80.40	FOURPLEX	L-3	1	2	
100	205	789980	0981	9,584	1777043	\$595,000	09/14/00	\$62.08	OLYMPUS APTS	L3RC	1	2	
100	205	789980	1055	3,952	1754901	\$382,000	05/24/00	\$96.66	6 UNIT APT	L3RC	1	2	
100	205	798540	0045	142,504	1788129	\$12,625,000	11/21/00	\$88.59	HARBOR LANDING APTS	L1	1	2	
100	205	798540	0115	76,224	1826316	\$3,925,000	06/27/01	\$51.49	8 UNIT APT	L-2	12	2	
100	205	798540	0130	17,661	1913727	\$1,406,500	10/01/02	\$79.64	VACANT	L2	1	2	
100	205	948570	0190	9,000	1802962	\$725,000	02/21/01	\$80.56	CENTERWOOD APTS	L-1	2	2	
100	210	082600	0145	4,340	1912967	\$450,000	09/30/02	\$103.69	HALLMARK APARTMENTS	L3	1	2	
100	210	248820	0380	11,496	1930152	\$1,650,000	12/18/02	\$143.53	THE RIVIERA	L1	1	2	
100	210	271910	0060	4,080	1884841	\$601,400	05/01/02	\$147.40	4 UNIT APT	L3	1	2	
100	210	431570	0009	3,680	1745263	\$500,000	03/31/00	\$135.87	8 UNIT APARTMENT	L2/RC	1	2	
100	210	431670	0028	3,450	1877986	\$470,000	04/03/02	\$136.23	4 PLEX	L-1	1	2	
100	210	431670	0029	3,450	1807252	\$460,000	03/22/01	\$133.33	4 PLEX	L-1	1	2	
100	210	432220	0010	3,032	1839153	\$366,000	08/30/01	\$120.71	4-PLEX	L-1	1	2	
100	210	432220	0070	3,200	1811854	\$450,000	04/10/01	\$140.63	LINCOLN PARK COURT	L-1	1	2	
100	220	177310	1930	2,960	1872959	\$225,000	03/08/02	\$76.01	4-PLEX	NC240'	1	2	
100	220	177310	1935	2,080	1736617	\$199,000	02/14/00	\$95.67	4-PLEX	NC240'	1	0	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	220	929730	0807	9,508	1790179	\$780,000	12/01/00	\$82.04	THE SPAR APTS	MR	1	2	
100	220	929730	0807	9,508	1920260	\$810,000	11/04/02	\$85.19	THE SPAR APTS	MR	1	2	
100	220	935800	1245	3,655	1779807	\$305,000	09/25/00	\$83.45	ARBOR APT	L1	1	2	
100	225	095200	4005	4,286	1890173	\$648,000	05/30/02	\$151.19	8 - UNIT APT	L3	1	2	
100	225	129730	0225	12,690	1800489	\$1,525,000	02/07/01	\$120.17	THE WEBSTER APARTMENTS	NC265'	1	2	
100	225	232403	9113	2,948	1913300	\$429,000	09/25/02	\$145.52	4-PLEX	L-2	1	0	
100	225	325940	0045	3,424	1745547	\$399,500	03/30/00	\$116.68	4-PLEX	L2	1	2	
100	225	338990	0320	3,022	1799508	\$452,000	02/02/01	\$149.57	FOURPLEX	NC2 40	1	2	
100	225	612660	0910	6,648	1868753	\$600,000	02/13/02	\$90.25	DORCHESTER APTS	L3	1	2	
100	225	612660	0940	4,784	1929068	\$525,000	12/09/02	\$109.74	4 - PLEX	L1	1	0	
100	225	757920	1085	20,020	1739483	\$1,850,000	03/01/00	\$92.41	SAN JUAN APTS	NC265'	1	2	
100	225	762570	2905	4,234	1815987	\$450,000	05/04/01	\$106.28	4-PLEX	L-2	1	2	
100	225	762570	3325	7,386	1873353	\$807,500	03/14/02	\$109.33	WEST ARIES APTS	NC2-30	1	2	
100	225	790470	0145	19,553	1924832	\$2,000,000	11/25/02	\$102.29	THE DEERING APARTMENTS	L-3	1	2	
100	225	929730	1835	3,276	1791119	\$300,000	12/05/00	\$91.58	4-PLEX	MR	1	0	
100	225	929730	1885	25,714	1814915	\$3,185,000	04/20/01	\$123.86	TERRACE VILLA	MR	1	2	
100	230	014800	0119	12,882	1890699	\$2,214,000	06/04/02	\$171.87	22 UNIT APT HOUSE	NC130	1	2	
100	230	091400	0108	6,360	1783045	\$1,150,000	10/23/00	\$180.82		LDT	1	2	
100	230	152403	9065	5,061	1793441	\$756,000	12/14/00	\$149.38	4-PLEX	L-2	1	2	
100	230	350810	0176	3,240	1810427	\$565,000	04/02/01	\$174.38	4-PLEX	SF7200	1	2	
100	230	637350	0040	4,530	1862864	\$525,000	01/10/02	\$115.89	6 UNIT APT	SF5.0	1	2	
100	230	938520	0125	3,300	1929788	\$648,900	12/18/02	\$196.64	4-PLEX	L2	1	0	
100	235	501950	0005	12,728	1744530	\$955,000	03/22/00	\$75.03	WALNUT MANOR	L2 RC	1	2	
100	235	719280	0060	2,142	1846083	\$299,000	10/09/01	\$139.59	FOURPLEX	C140'	1	2	
100	235	719280	0060	2,142	1927121	\$375,000	12/02/02	\$175.07	FOURPLEX	C140'	1	0	
100	235	790520	0011	2,103	1883945	\$320,000	04/29/02	\$152.16	FOURPLEX	L3/RC	1	2	
100	235	790520	0075	2,100	1820833	\$730,000	05/31/01	\$347.62	FOURPLEX	L3/RC	2	2	
100	235	927220	1670	6,302	1811506	\$675,000	04/06/01	\$107.11	THE CHARENE	L3	1	2	
100	235	927420	0280	7,776	1731628	\$822,100	01/12/00	\$105.72	1621 APARTMENTS	L3	1	0	
100	235	927420	3805	5,208	1750600	\$695,000	04/26/00	\$133.45	APT 9-UNIT	L3	1	2	
100	235	927420	3835	4,421	1800819	\$772,000	02/12/01	\$174.62	APT 6-UNIT	L3	1	2	
100	240	024600	0056	3,192	1831667	\$210,000	07/20/01	\$65.79	HUB APTS	RM1800	1	2	
100	240	024600	0058	3,192	1738894	\$186,000	02/28/00	\$58.27	APTS	RM1800	1	2	
100	240	024600	0065	3,360	1890943	\$278,000	06/05/02	\$82.74	GROVE APTS	RM1800	1	2	
100	240	200900	1949	16,100	1832324	\$1,165,000	07/26/01	\$72.36	CLIFF APTS - 23 UNITS	RM.9	1	2	
100	240	605240	1275	3,200	1872600	\$338,000	02/28/02	\$105.63	4 PLEX	RM1.8	1	2	
100	245	072304	9569	2,600	1788047	\$245,000	11/17/00	\$94.23	WEST VIEW APTS	RM1.8	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	245	079600	0305	3,196	1816239	\$225,000	04/24/01	\$70.40	FOUR PLEX	RM900	1	2	
100	245	121900	0031	12,016	1831404	\$945,000	07/23/01	\$78.65	BURIEN CREST APTS	R48	1	2	
100	245	121900	0041	3,330	1923655	\$395,000	11/18/02	\$118.62	4 PLEX	R48	1	2	
100	245	122000	0550	6,056	1730802	\$323,595	01/04/00	\$53.43	SEVEN UNIT APARTMENT	R48	1	2	
100	245	122000	0550	6,056	1853158	\$385,000	11/14/01	\$63.57		RM-24	1	2	
100	245	122000	0945	14,640	1884977	\$925,000	05/10/02	\$63.18	LARU APTS	RB	1	2	
100	245	122000	0945	14,640	1930426	\$1,021,000	12/20/02	\$69.74	LARU APTS	RB	1	0	
100	245	122000	1055	8,316	1734590	\$620,000	01/28/00	\$74.56	JONIHIL APTS	R48	1	2	
100	245	122000	1055	8,316	1860201	\$830,000	12/20/01	\$99.81	JONIHIL APTS	R48	1	2	
100	245	122000	1090	6,768	1774405	\$1,200,000	08/28/00	\$177.30	LAND MARK APT/WITH OFFICE SPACE	R48	2	2	
100	245	122000	1215	5,648	1764970	\$395,000	07/05/00	\$69.94	EIGHT UNIT APT	R48	1	2	
100	245	122000	1220	5,648	1891666	\$425,000	06/13/02	\$75.25	JENNY MARIE	R48	1	2	
100	245	122000	1221	5,648	1778215	\$429,000	09/11/00	\$75.96	TARA	R48	1	2	
100	245	122000	1250	5,972	1814590	\$438,000	04/11/01	\$73.34	HAZLE MAE 8 UNIT APARTMENT	R48	1	0	
100	245	122000	1305	10,618	1880308	\$850,000	03/27/02	\$80.05	THE TWINS APTS	R48	1	2	
100	245	122100	0430	7,594	1908519	\$588,000	08/14/02	\$77.43	VAN LLOYD APTS	R48	1	2	
100	245	122100	0875	15,120	1796683	\$1,100,000	01/12/01	\$72.75	THE TRIANON	R48	1	2	
100	245	122200	0053	26,125	1795611	\$1,540,000	01/04/01	\$58.95	SUNWOOD APTS	R24	1	2	
100	245	176060	0295	48,125	1799960	\$3,467,000	02/06/01	\$72.04	VILLAGE MONTRACHET APTS	R48	1	2	
100	245	176060	0314	30,384	1741059	\$2,050,278	03/12/00	\$67.48	LENNOX MANOR	R48	2	2	
100	245	176060	0345	10,240	1740545	\$725,000	03/03/00	\$70.80	SUNYDALE APTS	R48	1	2	
100	245	182304	9066	6,532	1901925	\$515,000	07/26/02	\$78.84	PEAR TREE APARTMENTS	R24	1	2	
100	245	182304	9137	464,695	1779729	\$21,750,000	09/26/00	\$46.80	SEAHURST VILLAGE	R18	2	2	
100	245	182304	9273	3,509	1740270	\$310,000	03/02/00	\$88.34	FOUR PLEX	R24	1	2	
100	245	189940	0175	4,920	1857789	\$420,000	12/13/01	\$85.37	FOURPLEX	R48	1	2	
100	245	190000	0010	4,640	1928139	\$379,000	12/10/02	\$81.68	4PLEX (ONLY 3UNITS LEGAL FOR USE	R18	1	0	
100	245	190000	0014	3,564	1924454	\$325,000	11/20/02	\$91.19	FOUR UNIT APARTMENT	R18	1	0	
100	245	190000	0135	25,396	1869271	\$1,750,000	02/14/02	\$68.91	THE ROYAL ARMS APARTMENT MOTEL	R18	1	2	
100	245	192304	9319	5,626	1914437	\$650,000	09/30/02	\$115.54	LAKE APARTMENT	R18	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	245	202304	9028	20,184	1893137	\$1,250,000	06/17/02	\$61.93	THE WALLACE ARMS APTS	R48	1	2	
100	245	202304	9232	8,478	1920736	\$700,000	11/07/02	\$82.57	APARTMENT	R48	1	2	
100	245	202304	9520	13,634	1811289	\$790,000	04/10/01	\$57.94	HIGHLINE ARMS	R48	1	2	
100	245	202304	9524	14,255	1893139	\$875,000	06/17/02	\$61.38	ISLE OF SKYE APTS	R48	1	2	
100	245	292304	9055	19,286	1814462	\$1,535,000	04/25/01	\$79.59	ALDERLANE	RM900	1	2	
100	245	292304	9479	72,468	1828810	\$5,390,000	07/11/01	\$74.38	SOUTHWOOD APTS	R24	1	2	
100	245	297080	0279	5,638	1885939	\$450,000	05/14/02	\$79.82	APT	R18	1	2	
100	245	322304	9267	153,744	1856614	\$13,326,360	12/07/01	\$86.68	WELLINGTON PLACE APARTMENTS	MP	1	2	
100	245	374460	0326	50,128	1782385	\$2,326,661	10/18/00	\$46.41	MARK MANOR APTS	R48	1	0	
100	245	374460	0447	26,460	1872564	\$1,200,000	03/07/02	\$45.35	TRA-LEE APTS	R48	1	2	
100	245	374460	0448	28,915	1931368	\$3,450,000	12/30/02	\$119.32	JUANITA #2	R48	2	0	
100	245	374460	0581	6,534	1853097	\$415,000	11/19/01	\$63.51		R48	1	2	
100	245	374460	0796	8,359	1889845	\$600,000	06/04/02	\$71.78	ASTRA PLAZA APTS	R48	1	2	
100	245	763580	0481	6,704	1762832	\$425,000	06/29/00	\$63.39	THE LAUREL APTS	R48	1	2	
100	250	004000	0073	2,522	1734121	\$173,500	01/26/00	\$68.79	THE WILD GOOSE APT	RMH	1	2	
100	250	004000	0076	2,522	1734128	\$170,000	01/27/00	\$67.41	APT	RMH	1	2	
100	250	004000	0853	37,784	1886670	\$2,500,000	05/21/02	\$66.17	OL CARA APTS	C2	1	2	
100	250	004000	0900	67,968	1879335	\$3,700,000	04/11/02	\$54.44	EDGEWOOD APTS	RMH	1	2	
100	250	004100	0540	2,614	1893741	\$285,500	06/07/02	\$109.22	4-PLEX	RMH	1	2	
100	250	004100	0546	4,320	1831140	\$240,000	07/10/01	\$55.56	4 PLEX	R3	1	2	
100	250	004300	0195	11,200	1763090	\$745,000	06/16/00	\$66.52	THREE TREE TOWNHOUSES	RMH	1	2	
100	250	004300	0200	39,648	1903562	\$2,950,000	08/13/02	\$74.40	AMBASSADOR GARDEN APTS	RMH	1	2	
100	250	004300	0216	55,684	1850672	\$4,170,000	10/30/01	\$74.89	COTTAGE WOODS II	R3	2	2	
100	250	004300	0219	12,288	1899533	\$950,000	07/19/02	\$77.31	PARKING FOR APT	RMH	4	2	
100	250	004300	0250	3,654	1883188	\$326,500	04/26/02	\$89.35	4-PLEX	R3	1	2	
100	250	004300	0262	3,654	1856282	\$300,000	11/30/01	\$82.10	4-PLEX	R3	1	2	
100	250	004300	0262	3,654	1929026	\$400,000	12/09/02	\$109.47	4-PLEX	R3	1	0	
100	250	004300	0264	3,654	1867595	\$300,300	02/05/02	\$82.18	4-PLEX	R3	1	2	
100	250	013300	0535	4,020	1798810	\$245,000	01/30/01	\$60.95	BRIGHTWOOD MANOR APTS	RM1800	1	2	
100	250	013300	0540	3,000	1855634	\$305,950	12/02/01	\$101.98	APARTMENTS	RM1800	1	2	
100	250	092304	9006	122,588	1885267	\$6,725,000	04/30/02	\$54.86	TAMA QUA GARDEN APARTMENTS	RM2400	2	2	
100	250	092304	9010	8,512	1846334	\$560,000	10/02/01	\$65.79	LA MONIC	RM900	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	250	092304	9417	7,175	1896509	\$500,000	07/03/02	\$69.69	FAIRWAY ARMS APTS	RM2400	1	2	
100	250	098500	0285	3,409	1849591	\$260,500	10/24/01	\$76.42	4-PLEX	R18	1	2	
100	250	098500	0886	5,521	1846155	\$401,500	09/25/01	\$72.72	BOULEVARD PARK APTS	RM1800	1	2	
100	250	161000	0225	35,746	1791907	\$1,980,000	12/12/00	\$55.39	MOUNTAIN VIEW	RMH	2	2	
100	250	161000	0255	9,016	1745191	\$470,000	03/29/00	\$52.13	DRAGON COURT APARTMENTS	RMH	1	2	
100	250	172304	9074	4,499	1870037	\$376,400	02/21/02	\$83.66	APTS	R18	1	2	
100	250	535720	0063	3,560	1751336	\$278,500	04/28/00	\$78.23	FOURPLEX	RM2400	1	2	
100	250	562420	0439	3,232	1871692	\$275,000	02/27/02	\$85.09	4-PLEX	RM1800	1	2	
100	250	562420	0440	3,232	1833991	\$253,000	08/03/01	\$78.28	4-PLEX	RM1800	1	2	
100	250	562420	0441	3,232	1861415	\$267,000	01/03/02	\$82.61	4-PLEX	RM1800	1	2	
100	250	562420	0442	3,232	1865031	\$269,950	01/27/02	\$83.52	4-PLEX	RM1800	1	2	
100	250	562420	0748	4,704	1799915	\$340,000	01/31/01	\$72.28	APARTMENTS	RM1800	1	2	
100	250	640460	0075	5,964	1884251	\$300,000	05/06/02	\$50.30	APT	RS7200	1	2	
100	250	734060	0825	3,408	1816929	\$280,000	05/04/01	\$82.16	4-PLEX	R11200	1	2	
100	250	735960	0845	30,128	1763057	\$900,000	06/30/00	\$29.87	SIERRA SUE LAND	RMH	4	2	
100	255	207680	0010	3,996	1772086	\$225,000	08/11/00	\$56.31	4 PLEX	RD3600	1	2	
100	255	207680	0010	3,996	1884842	\$297,500	05/03/02	\$74.45	4 PLEX	RD3600	1	2	
100	255	207680	0010	3,996	1925996	\$410,000	11/20/02	\$102.60	4 PLEX	RD3600	1	0	
100	255	342304	9006	38,160	1798842	\$2,600,000	01/25/01	\$68.13	FOUR SEASONS APTS	RM.9	1	2	
100	255	537980	1040	36,072	1740524	\$2,200,000	03/09/00	\$60.99	BIRCHWOOD APARTMENTS	UL	1	2	
100	255	537980	1260	30,711	1918976	\$1,500,000	10/29/02	\$48.84	INNSBRUCK APTS	UH	1	2	
100	260	162204	9200	22,878	1772905	\$1,175,000	08/08/00	\$51.36	TERRACE APT-27 UNIT	RM.9	1	2	
100	260	162204	9206	6,156	1836888	\$820,000	08/17/01	\$133.20	HOLLY CREEK APTS	RM1.8	1	2	
100	260	162204	9223	76,845	1787485	\$5,560,000	11/16/00	\$72.35	VICTORIAN COURT APTS	RM2400	2	2	
100	260	201320	0410	36,240	1752943	\$2,425,000	04/24/00	\$66.92	DES MOINES RIDGE	RM2.4	2	2	
100	260	215640	0122	60,328	1744570	\$4,360,000	03/27/00	\$72.27	MARINA CLUB APTS	RM1.8	1	2	
100	260	215640	0380	3,428	1861438	\$270,000	12/28/01	\$78.76	FOURPLEX	RM1.8	1	2	
100	260	250060	0010	67,744	1744563	\$5,200,000	03/25/00	\$76.76	THE BAY CLUB	RM1800	1	2	
100	260	250060	0135	7,560	1902412	\$495,000	08/06/02	\$65.48	VILLETTE APTS	RM1.8	1	2	
100	260	250060	0150	3,196	1888925	\$310,000	05/29/02	\$97.00	FOUR PLEX	RM1.8	1	2	
100	260	250060	0206	20,707	1910703	\$1,725,000	09/17/02	\$83.31	RAINTREE APTS	RM1800	1	2	
100	260	250060	0360	3,772	1741550	\$220,000	03/14/00	\$58.32	4-PLEX (4-2BD)	RM1800	1	2	
100	260	250060	0363	2,772	1740755	\$160,000	03/08/00	\$57.72	4-PLEX (4-1BD)	RM1800	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	260	250060	0363	2,772	1843824	\$219,000	09/04/01	\$79.00	4-PLEX (4-1BD)	RM1800	1	2	
100	260	250060	0446	18,096	1830869	\$940,000	07/23/01	\$51.95	TERRY VILLA	MRH	1	2	
100	260	250060	0543	5,896	1883355	\$460,000	04/29/02	\$78.02	BRIARWOOD APTS 16 UNIT	GC	1	2	
100	260	250060	0543	5,896	1925895	\$650,000	11/21/02	\$110.24	BRIARWOOD APTS 16 UNIT	GC	1	2	
100	260	272420	0545	12,600	1783321	\$662,350	10/19/00	\$52.57	8-UNIT APT	RM1.8	3	2	
100	260	272420	0655	8,410	1794561	\$345,000	12/22/00	\$41.02	TRIPLEX & 4-PLEX	RM1.8	1	2	
100	260	272420	0655	8,410	1923389	\$600,000	11/15/02	\$71.34	TRIPLEX & 4-PLEX	RM1.8	1	2	
100	260	272420	0695	3,428	1756551	\$240,000	05/20/00	\$70.01	FOUR-PLEX	RM1.8	1	2	
100	260	272420	0695	3,428	1844635	\$305,000	09/17/01	\$88.97	FOUR-PLEX	RM1.8	1	2	
100	260	272420	0785	2,520	1776649	\$254,000	09/12/00	\$100.79	FOUR-PLEX	RM1.8	1	2	
100	260	272420	0785	2,520	1906058	\$296,000	08/15/02	\$117.46	FOUR-PLEX	RM1.8	1	0	
100	260	272420	0796	4,452	1847232	\$354,000	10/11/01	\$79.51	FOUR PLEX	RM1.8	1	2	
100	260	272420	0801	4,500	1786523	\$280,000	11/08/00	\$62.22	FOUR PLEX	RM1.8	1	2	
100	260	272420	0920	3,740	1907297	\$317,000	08/27/02	\$84.76	4-PLEX	RM1.8	1	0	
100	260	272420	0935	3,740	1907303	\$320,000	08/27/02	\$85.56	4-PLEX	RM1.8	1	0	
100	260	272420	1255	4,920	1773860	\$275,000	08/25/00	\$55.89	FOUR-PLEX	RM1.8	1	2	
100	260	272420	1280	4,920	1795599	\$275,000	01/02/01	\$55.89	4-PLEX	RM1.8	1	2	
100	260	272420	1290	4,920	1766026	\$270,000	07/19/00	\$54.88	4-PLEX	RM1.8	1	2	
100	260	272420	1315	4,920	1786276	\$305,000	11/07/00	\$61.99	4-PLEX	RM1.8	1	2	
100	260	272420	1405	6,798	1812517	\$495,000	04/18/01	\$72.82	6 PLEX	RM1.8	1	2	
100	260	272420	1410	2,976	1794227	\$257,000	12/07/00	\$86.36	4-PLEX	RM1.8	1	0	
100	260	272420	1430	2,976	1888156	\$300,000	05/23/02	\$100.81	4-PLEX	RM1.8	1	2	
100	260	272420	1460	2,976	1903256	\$319,500	07/31/02	\$107.36	4-PLEX	RM1.8	1	0	
100	260	272420	1465	2,976	1860896	\$280,000	12/28/01	\$94.09	4-PLEX	RM1.8	1	2	
100	260	272420	1495	3,740	1903375	\$330,000	08/07/02	\$88.24	4-PLEX	RM1.8	1	0	
100	260	272420	1510	3,740	1746072	\$260,000	04/05/00	\$69.52	4-PLEX	RM1.8	1	0	
100	260	272420	1525	3,740	1738445	\$258,500	02/25/00	\$69.12	4-PLEX	RM1.8	1	2	
100	260	360240	0035	3,436	1810006	\$279,500	03/29/01	\$81.34	4 - PLEX	RM2.4	1	2	
100	260	360240	0038	3,436	1867346	\$293,900	02/04/02	\$85.54	4 - PLEX	RM2.4	1	2	
100	260	360240	0039	3,436	1745882	\$234,900	04/05/00	\$68.36	4-PLEX	RM2.4	1	2	
100	260	360300	0152	3,628	1767482	\$255,000	07/26/00	\$70.29	4 - PLEX	RM2.4	1	2	
100	260	360300	0160	3,628	1767466	\$255,000	07/26/00	\$70.29	MV II APTS	RM2.4	1	2	
100	260	360300	0190	3,628	1736003	\$235,000	02/07/00	\$64.77	MV II APTS	RM2.4	1	2	
100	260	570240	0005	36,800	1863979	\$2,400,000	01/15/02	\$65.22	MT. RAINIER TERRACE CONDOMINIUMS	RM-400	1	2	
100	260	782720	0050	2,740	1775588	\$180,000	09/08/00	\$65.69	4-PLEX	RM1.8	1	2	
100	260	929290	0020	3,136	1738275	\$194,950	02/16/00	\$62.17	FOURPLEX	RM1.8	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	260	929290	0020	3,136	1899497	\$284,000	07/12/02	\$90.56	FOURPLEX	RM1.8	1	0	
100	260	929290	0060	3,136	1734338	\$175,000	01/21/00	\$55.80	FOURPLEX	RM1.8	1	2	
100	260	929290	0190	2,716	1741319	\$174,000	02/29/00	\$64.06	FOURPLEX	RM1.8	1	2	
100	260	929290	0210	2,716	1735265	\$162,900	02/05/00	\$59.98	FOURPLEX	RM1.8	1	2	
100	260	929290	0230	2,716	1733342	\$190,000	01/20/00	\$69.96	FOURPLEX	RM1.8	1	2	
100	260	929290	0300	3,416	1859026	\$230,000	12/18/01	\$67.33	FOURPLEX	RM1.8	1	2	
100	265	543620	0165	88,120	1793153	\$5,000,000	12/18/00	\$56.74	WILLOW BROOK APTS	MRM	1	2	
100	265	543620	0360	5,824	1883659	\$395,000	04/19/02	\$67.82	SKYVIEW APTS	MRM	1	2	
100	265	775780	0074	1,960	1845932	\$207,500	10/05/01	\$105.87	4-PLEX	GWC	1	2	
100	265	775980	0030	2,468	1890177	\$340,000	05/20/02	\$137.76	BOUVIER APTS	GWC	1	2	
100	265	936000	0197	1,760	1763123	\$150,000	06/20/00	\$85.23	4-PLEX	RM1800	1	2	
100	265	936000	0198	2,016	1763125	\$110,000	06/26/00	\$54.56	4-PLEX	RM1800	1	2	
100	265	936060	0256	156,470	1912566	\$11,600,000	09/20/02	\$74.14	MALLARD POINTE	R-4	1	2	
100	270	042104	9205	1,968	1883423	\$164,950	04/29/02	\$83.82	DUPLEX	RM3600	1	0	
100	270	072104	9131	154,068	1874626	\$10,384,000	03/22/02	\$67.40	THE "COLONY" APTS	RM3600	1	2	
100	270	072104	9203	41,452	1743112	\$2,595,000	03/22/00	\$62.60	NORTH VIEW TERRACE APTS	RM2400	1	2	
100	270	082104	9051	31,287	1816691	\$1,680,000	05/03/01	\$53.70	MADRONA PARK APTS	RM2400	1	2	
100	270	082104	9138	9,371	1888146	\$850,000	05/24/02	\$90.71	LAKE APARTMENTS	PO	1	2	
100	270	132201	0030	4,096	1781794	\$242,000	10/11/00	\$59.08	4-PLEX	RM2400	1	2	
100	270	132201	0140	2,784	1733215	\$180,000	01/06/00	\$64.66	CAMPUS VIEW FOURPLEX	RM2400	1	2	
100	270	132201	0170	3,600	1762529	\$226,500	06/28/00	\$62.92	CAMPUS VIEW FOURPLEX	RM2400	1	2	
100	270	132201	0180	4,096	1733508	\$225,000	01/18/00	\$54.93	CAMPUS VIEW FOURPLEX	RM2400	1	2	
100	270	132201	0210	4,096	1762530	\$232,000	06/26/00	\$56.64	CAMPUS VIEW FOURPLEX	RM2400	1	2	
100	270	132201	0320	3,600	1906098	\$250,000	08/26/02	\$69.44	CAMPUS VIEW FOURPLEX	RM2400	1	0	
100	270	132202	0040	3,904	1889439	\$263,000	05/28/02	\$67.37	PANTHER LAKE FOURPLEX	RM2400	1	2	
100	270	132202	0050	3,904	1907358	\$285,000	08/22/02	\$73.00	PANTHER LAKE FOURPLEX	RM2400	1	0	
100	270	132202	0070	3,600	1859924	\$262,000	12/24/01	\$72.78	PANTHER LAKE FOURPLEX	RM2400	1	2	
100	270	132202	0080	2,712	1750880	\$199,950	04/27/00	\$73.73	PANTHER LAKE FOURPLEX	RM2400	1	0	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	270	132202	0130	3,056	1874726	\$264,000	03/15/02	\$86.39	PANTHER LAKE FOURPLEX	RM2400	1	2	
100	270	132202	0290	2,784	1774198	\$201,950	08/28/00	\$72.54	PANTHER LAKE 4 PLEX	RM2400	1	2	
100	270	132202	0310	3,904	1787288	\$237,500	11/10/00	\$60.84	PANTHER LAKE 4 PLEX	RM2400	1	2	
100	270	132202	0310	3,904	1848842	\$261,500	10/23/01	\$66.98	PANTHER LAKE 4 PLEX	RM2400	1	2	
100	270	132202	0330	4,096	1794485	\$240,000	12/22/00	\$58.59	PANTHER LAKE 4 PLEX	RM2400	1	2	
100	270	132202	0410	3,904	1906759	\$270,000	08/26/02	\$69.16	PANTHER LAKE 4 PLEX	RM2400	1	0	
100	270	132202	0490	2,784	1794662	\$210,000	12/29/00	\$75.43	PANTHER LAKE 4 PLEX	RM2400	1	2	
100	270	182104	9012	249,669	1888285	\$17,925,000	05/29/02	\$71.80	EMERALD GLEN PHASE II	RM2400	1	2	
100	270	192104	9047	509,926	1766925	\$32,150,000	07/25/00	\$63.05	GLEN PARK (PHASE II)	RM2400	2	2	
100	270	255817	0020	5,196	1758009	\$349,950	06/08/00	\$67.35	TWIN CEDARS APTS	RM1800	1	2	
100	270	255817	0020	5,196	1834621	\$368,000	08/06/01	\$70.82	TWIN CEDARS APTS	RM1800	1	2	
100	270	255817	0090	2,875	1731296	\$181,000	01/03/00	\$62.96	JONATHON HOUSE	RM1800	1	2	
100	270	255817	0100	3,325	1866126	\$253,000	01/18/02	\$76.09	FIRETREE TEN	RM1800	1	2	
100	270	304020	0025	57,492	1845045	\$3,000,000	10/01/01	\$52.18	VILLA DEL MAR APTS.	RM1800	1	2	
100	270	304020	0074	3,968	1786279	\$319,000	11/07/00	\$80.39	4-PLEX	RM3600	1	0	
100	270	304020	0074	3,968	1918208	\$293,062	10/21/02	\$73.86	4-PLEX	RM3600	1	0	
100	270	552900	0080	4,008	1778974	\$220,000	09/25/00	\$54.89	FOUR PLEX	RM1800	1	2	
100	270	552900	0080	4,008	1863411	\$365,000	01/18/02	\$91.07	FOUR PLEX	RM1800	1	2	
100	270	552900	0090	4,008	1917165	\$355,000	10/22/02	\$88.57	FOUR PLEX	RM1800	1	0	
100	270	556060	0010	143,060	1874629	\$8,931,000	03/22/02	\$62.43	MIRROR WOODS MANOR	RM3600	19	2	
100	270	785360	0125	56,153	1841633	\$4,225,000	09/14/01	\$75.24	STEEL LAKE ESTATES I	RM1800	2	2	
100	270	787680	0010	3,920	1800043	\$344,835	02/05/01	\$87.97	SOUNDVIEW (4-PLEX)	RM2400	1	2	
100	270	797880	0300	42,855	1826616	\$3,100,000	06/25/01	\$72.34	WINDSOR COURT APARTMENTS	CC	1	2	
100	270	797880	0360	212,250	1844211	\$15,200,000	09/28/01	\$71.61	LEXINGTON DOWNS	RM2400	1	2	
100	275	261670	0580	128,526	1756207	\$8,450,000	05/23/00	\$65.75	FOUNTAIN ISLE LAKE TOWNHOUSES	SR7200P	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	275	282104	9116	145,728	1801122	\$11,400,000	01/26/01	\$78.23	EVERGREEN VALE	SR	1	2	
100	280	132103	9023	139,784	1892621	\$9,660,000	06/19/02	\$69.11	PARKWAY APT	RM2400	1	2	
100	280	132103	9101	258,404	1906103	\$17,115,000	08/28/02	\$66.23	WOODTRAIL VILLAGE-NORTH PHASE	RM2400	2	2	
100	280	132103	9103	242,355	1888284	\$17,925,000	05/29/02	\$73.96	EMERALD GLEN	RM2400	1	2	
100	280	176150	0010	113,552	1914773	\$7,725,000	10/09/02	\$68.03	WHISPERING HILLS	RM-1800	29	2	
100	280	252103	9016	44,918	1828545	\$2,300,000	07/09/01	\$51.20	WAVERLY APTS	RM2400	1	2	
100	280	252103	9060	105,091	1793898	\$6,268,000	12/27/00	\$59.64	CRYSTAL POINTE 105 UNIT APT	RM2400	1	2	
100	285	000100	0076	20,640	1810123	\$755,000	03/09/01	\$36.58	COLONIAL VILLAGE	R4	1	2	
100	285	000100	0077	25,752	1810124	\$945,000	03/09/01	\$36.70	COLONIAL VILLAGE	R4	1	2	
100	285	030100	0010	2,875	1776879	\$295,000	09/15/00	\$102.61	CHALET APTS	R4	2	2	
100	285	030100	0080	9,024	1787403	\$525,000	11/15/00	\$58.18		R4	4	2	
100	285	049200	0238	4,320	1885646	\$301,000	05/13/02	\$69.68	SIERRA VISTA APTS	C3	1	2	
100	285	132104	9060	14,450	1924316	\$815,000	11/20/02	\$56.40	EXECUTIVE HOUSE APTS	RO	1	2	
100	285	172105	9143	2,332	1738456	\$184,500	02/23/00	\$79.12	4-PLEX	R3	1	0	
100	285	182105	9210	5,600	1751991	\$694,950	05/05/00	\$124.10	NEW ENGLANDER TOWNHOUSES	R4	3	2	
100	285	182105	9291	12,320	1867921	\$790,000	02/08/02	\$64.12	NEW ENGLANDER TOWNHOUSES	R4	4	2	
100	285	192105	9281	2,512	1877546	\$250,000	03/25/02	\$99.52	SEG FROM 28955000050	R4	1	2	
100	285	192105	9318	2,352	1755161	\$150,000	05/18/00	\$63.78	VALLEY VILLAGE	R4	1	2	
100	285	192105	9332	125,787	1833329	\$9,150,000	08/01/01	\$72.74	AUBURN GLEN APARTMENTS	C3CUP	1	2	
100	285	212105	9128	4,488	1888270	\$290,000	05/23/02	\$64.62	SCANDIA APTS	R4	1	2	
100	285	212105	9129	4,488	1842529	\$330,500	09/11/01	\$73.64	SCANDIA APTS	R4	1	2	
100	285	212105	9129	4,488	1891708	\$339,500	06/10/02	\$75.65	SCANDIA APTS	R4	1	2	
100	285	212105	9130	4,488	1842525	\$330,500	09/11/01	\$73.64	SCANDIA APTS	R4	1	2	
100	285	212105	9130	4,488	1889466	\$339,500	05/30/02	\$75.65	SCANDIA APTS	R4	1	2	
100	285	214980	0283	4,110	1854125	\$270,000	11/20/01	\$65.69	CANTERBURY SQUARE	R3	1	2	
100	285	264800	0008	11,880	1908651	\$817,500	09/06/02	\$68.81	PARK PLAZA	RO	1	2	
100	285	272105	9107	16,776	1736316	\$785,000	02/04/00	\$46.79	PANORAMA EAST APTS	R2CUP	2	2	
100	285	289174	0020	4,000	1847847	\$257,000	10/16/01	\$64.25	4 PLEX	R4	1	2	
100	285	289174	0030	4,000	1855180	\$313,500	11/15/01	\$78.38	4 PLEX	R4	1	2	
100	285	289174	0040	4,000	1857698	\$365,000	11/23/01	\$91.25	4 PLEX	R4	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	285	289174	0040	4,000	1772895	\$255,000	08/24/00	\$63.75	4 PLEX	R4	1	0	
100	285	289174	0070	4,000	1804125	\$260,000	02/23/01	\$65.00	4 PLEX	R4	1	2	
100	285	289174	0070	4,000	1864398	\$365,000	01/18/02	\$91.25	4 PLEX	R4	1	2	
100	285	289174	0080	4,000	1817413	\$272,000	05/08/01	\$68.00	4 PLEX	R4	1	2	
100	285	289174	0080	4,000	1886552	\$335,000	05/14/02	\$83.75	4 PLEX	R4	1	2	
100	285	289174	0090	4,000	1813046	\$260,000	04/12/01	\$65.00	4 PLEX	R4	1	2	
100	285	289174	0170	4,000	1750874	\$255,000	04/26/00	\$63.75	4 PLEX	R4	1	2	
100	285	289174	0170	4,000	1862393	\$365,000	01/11/02	\$91.25	4 PLEX	R4	1	0	
100	285	289174	0180	4,000	1833564	\$262,000	07/26/01	\$65.50	4 PLEX	R4	1	2	
100	285	289174	0190	4,000	1831753	\$299,950	07/24/01	\$74.99	4 PLEX	R4	1	2	
100	285	289174	0260	3,528	1866246	\$275,000	01/30/02	\$77.95	4 PLEX	R4	1	2	
100	285	289177	0010	3,806	1757303	\$278,000	05/31/00	\$73.04	FOURPLEX	R4	1	0	
100	285	289177	0050	3,806	1744972	\$279,787	03/22/00	\$73.51	FOURPLEX	R4	1	2	
100	285	289177	0090	3,806	1901600	\$315,000	07/30/02	\$82.76	FOURPLEX	R4	1	0	
100	285	289177	0110	3,806	1738743	\$280,000	02/22/00	\$73.57	FOURPLEX	R4	1	2	
100	285	289177	0110	3,806	1931699	\$320,000	12/27/02	\$84.08	FOURPLEX	R4	1	0	
100	285	289177	0170	3,806	1895067	\$345,000	06/25/02	\$90.65	FOURPLEX	R4	1	2	
100	285	289177	0190	3,806	1737258	\$280,000	02/15/00	\$73.57	FOURPLEX	R4	1	2	
100	285	289177	0200	3,806	1734182	\$282,500	01/26/00	\$74.22	FOURPLEX	R4	1	2	
100	285	289177	0230	3,806	1901446	\$348,000	07/26/02	\$91.43	FOURPLEX	R4	1	0	
100	285	289530	0010	3,780	1817062	\$299,990	05/08/01	\$79.36		R4	6	2	
100	285	302105	9038	12,240	1741704	\$360,000	03/09/00	\$29.41	BLUE RIDGE APTS	R4	2	2	
100	285	302105	9055	53,460	1884402	\$2,600,000	05/06/02	\$48.63	FOREST VILLAGE APTS	R4SPU	1	2	
100	285	302105	9090	3,235	1815151	\$240,000	04/24/01	\$74.19	4-PLEX	R4	1	2	
100	285	302105	9112	12,792	1754057	\$635,000	05/10/00	\$49.64	3 - 4 PLEXS	R-4	1	2	
100	285	302105	9133	3,100	1755781	\$225,000	05/23/00	\$72.58	4-PLEX	R4	1	2	
100	285	302105	9218	3,235	1756117	\$212,000	05/25/00	\$65.53	4-PLEX	R4	1	2	
100	285	302105	9218	3,235	1806509	\$234,900	03/15/01	\$72.61	4-PLEX	R4	1	2	
100	285	302105	9226	19,120	1752895	\$1,075,000	05/05/00	\$56.22	TALL CEDARS APTS	R4CUP	1	2	
100	285	302105	9245	18,456	1842434	\$950,000	09/17/01	\$51.47	COLONIAL COURT	R4SPU	2	2	
100	285	302105	9296	4,752	1739132	\$245,000	02/29/00	\$51.56	4-PLEX	R2	1	2	
100	285	302105	9312	3,100	1825737	\$252,500	06/22/01	\$81.45	4-PLEX	R4	1	2	
100	285	331360	0560	28,760	1921399	\$1,601,000	11/13/02	\$55.67	GREYTON SQUARE	R4	1	2	
100	285	333990	0230	8,564	1794359	\$582,500	12/21/00	\$68.02	9 UNIT APT	R4	1	2	
100	285	333990	0361	12,148	1892512	\$775,000	06/12/02	\$63.80	CLAREE APTS - 16 UNITS	R4	1	2	
100	285	333990	0760	2,552	1895210	\$193,250	06/27/02	\$75.72	PINEHURST MANOR BLDG A	R4	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	285	333990	0761	2,552	1895228	\$193,250	06/27/02	\$75.72	PINEHURST MANOR BLDG C	R4	1	2	
100	285	333990	0762	3,352	1895176	\$225,750	06/27/02	\$67.35	PINHURST MANOR BLDG B	R4	1	2	
100	285	333990	0766	3,352	1895194	\$225,750	06/27/02	\$67.35	PINEHURST MANOR BLDG D	R4	1	2	
100	285	333990	1187	6,849	1865544	\$420,000	01/17/02	\$61.32	BRICKWOOD APTS	RO	1	2	
100	285	391020	0025	2,986	1804439	\$177,500	03/02/01	\$59.44	FOUR-PLEX	C3CUP	1	2	
100	285	391020	0030	2,986	1895946	\$278,000	06/27/02	\$93.10	FOUR-PLEX	C3CUP	1	2	
100	285	391020	0060	2,986	1844219	\$240,000	09/25/01	\$80.38	FOUR-PLEX	C3CUP	1	2	
100	285	391500	0220	4,658	1842382	\$220,000	09/17/01	\$47.23	10 UNIT APT	R4	2	2	
100	285	418440	0085	11,496	1787465	\$695,000	10/27/00	\$60.46	APT	R4	1	0	
100	285	426100	0010	2,352	1917991	\$275,000	10/17/02	\$116.92	4-PLEX	R4SPU	1	0	
100	285	512540	0194	4,096	1775787	\$241,000	09/08/00	\$58.84	4-PLEX	R4	1	2	
100	285	512540	0194	4,096	1894889	\$291,950	06/20/02	\$71.28	4-PLEX	R4	1	2	
100	285	512540	0196	4,096	1808860	\$247,000	03/26/01	\$60.30	4-PLEX	R4	1	2	
100	285	512540	0275	3,654	1745032	\$252,950	03/17/00	\$69.23	FOUR PLEX	R4	1	2	
100	285	512540	0360	3,696	1899773	\$307,000	07/22/02	\$83.06	4-PLEX	R4	1	0	
100	285	512540	0455	3,000	1921307	\$250,000	11/08/02	\$83.33	FOUR-PLEX	R4	1	0	
100	285	540210	0070	2,880	1742612	\$145,000	03/13/00	\$50.35	JA - NI APTS	C3	1	2	
100	285	540900	0030	3,100	1848648	\$250,000	10/17/01	\$80.65	4 PLEX	R4	1	2	
100	285	540900	0090	3,100	1853703	\$229,000	11/09/01	\$73.87	4 PLEX	R4	1	2	
100	285	540900	0100	3,100	1785222	\$220,000	10/26/00	\$70.97	4 PLEX	R4	1	2	
100	285	605340	0290	4,312	1928533	\$393,799	12/10/02	\$91.33	TOWNE COURT APT	R4	1	2	
100	285	605340	0405	32,932	1903207	\$1,350,000	07/19/02	\$40.99	BIRCHWOOD APARTMENTS	RO	1	2	
100	285	715330	0010	3,560	1833320	\$260,000	07/27/01	\$73.03	FOURPLEX	R4	1	2	
100	285	715330	0020	3,560	1804504	\$253,000	02/13/01	\$71.07	FOURPLEX	R4	1	2	
100	285	715330	0040	3,560	1874861	\$270,000	03/20/02	\$75.84	FOURPLEX	R4	1	2	
100	285	715330	0050	3,560	1836335	\$223,000	08/10/01	\$62.64	FOURPLEX	R4	1	2	
100	285	732680	0020	3,784	1870803	\$235,620	02/22/02	\$62.27	RIVENDELL ESTATES	R4	1	2	
100	285	732680	0030	3,784	1923965	\$236,001	11/21/02	\$62.37	RIVENDELL ESTATES	R4	1	0	
100	285	732680	0050	3,784	1910027	\$262,000	09/16/02	\$69.24	RIVENDELL ESTATES	R4	1	0	
100	285	732680	0120	3,784	1755184	\$220,000	05/16/00	\$58.14	RIVENDELL ESTATES	R4	1	2	
100	285	732680	0130	3,784	1740182	\$247,000	03/03/00	\$65.27	RIVENDELL ESTATES	R4	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	285	733140	0511	13,000	1839760	\$1,300,000	08/31/01	\$100.00	AUBURN COURT APTS	C2	2	2	
100	290	334100	0020	134,220	1867034	\$9,525,000	02/08/02	\$70.97	AMBERVIEW APTS	SR15000	1	2	
100	295	335340	1230	2,464	1735933	\$165,000	02/07/00	\$66.96	4-PLEX & SF RES	RMH	1	2	
100	295	335340	1254	2,970	1765431	\$232,000	07/17/00	\$78.11	FOURPLEX	RMH	1	0	
100	295	335340	1325	3,648	1882860	\$245,000	04/18/02	\$67.16	4 PLEX	RS-8	1	2	
100	295	335340	1335	3,648	1782249	\$193,000	10/06/00	\$52.91	4-PLEX	RS-8	1	2	
100	295	335340	2855	3,496	1768464	\$232,000	07/28/00	\$66.36	4-PLEX	RMH	1	2	
100	295	335340	2855	3,496	1895275	\$265,000	06/25/02	\$75.80	4-PLEX	RMH	1	2	
100	295	335440	0602	7,320	1830029	\$500,000	07/10/01	\$68.31	APTS	RS-8	1	2	
100	295	335590	0260	3,144	1884472	\$235,000	05/06/02	\$74.75	4 PLEX	RMH	1	2	
100	295	335590	0305	3,456	1866083	\$285,000	01/29/02	\$82.47	4 PLEX	RMH	1	2	
100	295	335640	5680	3,008	1853136	\$225,000	11/15/01	\$74.80	4-PLEX	RL	1	2	
100	295	335640	7842	9,700	1816441	\$795,000	05/04/01	\$81.96	APTS & LAUNDROMAT	C1	1	2	
100	295	362104	9088	3,536	1790570	\$249,000	11/30/00	\$70.42	FOURPLEX	RMH	1	2	
100	295	362104	9089	3,536	1745177	\$220,000	03/22/00	\$62.22	FOURPLEX	RMH	1	2	
100	295	362104	9093	3,536	1843207	\$250,000	09/11/01	\$70.70	FOURPLEX	RMH	1	2	
100	295	719810	0030	3,822	1925763	\$334,500	11/05/02	\$87.52	4-PLEX 2 FLATS & 2 TWN HOUSES	RMH	1	0	
100	300	085300	0100	6,160	1819642	\$410,000	05/23/01	\$66.56	8 UNIT APT BLDG	RS	1	2	
100	300	089901	0070	3,552	1751781	\$220,000	05/03/00	\$61.94	4 PLEX	RM	1	2	
100	300	089901	0070	3,552	1890614	\$264,950	05/28/02	\$74.59	4 PLEX	RM	1	2	
100	300	142700	0020	3,742	1839734	\$270,000	08/06/01	\$72.15	4 PLEX	RM	1	2	
100	300	142700	0030	3,742	1839729	\$270,000	08/06/01	\$72.15	4 PLEX	RM	1	2	
100	300	142700	0040	3,576	1882849	\$251,000	04/30/02	\$70.19	FOUR-PLEX	RM	1	2	
100	300	142700	0050	3,576	1899744	\$245,000	06/25/02	\$68.51	4 PLEX	RM	1	0	
100	300	142700	0060	3,576	1831552	\$247,000	07/23/01	\$69.07	4 PLEX	RM	1	2	
100	300	142700	0070	3,576	1739582	\$216,000	02/28/00	\$60.40	FOURPLEX	PM	1	2	
100	300	142700	0100	3,742	1895512	\$265,000	06/20/02	\$70.82	4 PLEX	RM	1	0	
100	300	142700	0101	3,742	1895374	\$255,000	06/20/02	\$68.15	4 PLEX	RM	1	0	
100	300	142700	0110	3,742	1894547	\$255,000	06/20/02	\$68.15	4 PLEX	RM	1	0	
100	300	142700	0120	3,742	1899998	\$255,000	07/26/02	\$68.15	4 PLEX	RM	1	0	
100	300	142700	0121	3,742	1894543	\$255,000	06/20/02	\$68.15	4 PLEX	RM	1	0	
100	300	142700	0130	3,742	1898374	\$265,000	06/25/02	\$70.82		RM	1	0	
100	300	142700	0140	3,742	1898797	\$260,000	06/20/02	\$69.48	4 PLEX	RM	1	0	
100	300	142700	0150	3,742	1898799	\$260,000	06/26/02	\$69.48	4 PLEX	RM	1	0	
100	300	242006	9218	3,403	1806537	\$204,080	03/16/01	\$59.97	4 PLEX	RS	1	2	
100	300	242006	9530	7,052	1894778	\$500,000	06/24/02	\$70.90	7-UNIT TOWNHOUSE	RS	1	2	
100	300	242006	9560	3,403	1806533	\$204,080	03/16/01	\$59.97	4 PLEX	RS	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	300	242006	9561	4,992	1854705	\$331,000	11/09/01	\$66.31	ONE 4-PLEX	RM & R-	2	2	
100	300	262006	9189	6,112	1793207	\$408,000	12/18/00	\$66.75	CASCADE TERRACE	RM	2	2	
100	300	396690	0170	5,530	1917642	\$600,000	10/04/02	\$108.50	12 UNITS	R-4	1	2	
100	300	396690	0210	5,802	1751049	\$320,000	05/01/00	\$55.15	6 UNIT APT	RMH	1	0	
100	300	534340	0070	4,092	1761202	\$240,000	06/23/00	\$58.65	4 PLEX	RM	1	2	
100	300	534340	0070	4,092	1889268	\$285,000	05/28/02	\$69.65	4 PLEX	RM	1	2	
100	300	534340	0090	4,092	1738547	\$247,000	02/18/00	\$60.36	4 PLEX	RM	1	2	
100	300	534340	0090	4,092	1826908	\$276,000	06/27/01	\$67.45	4 PLEX	RM	1	2	
100	300	534340	0100	4,092	1734570	\$247,000	01/27/00	\$60.36	4 PLEX	RM	1	2	
100	300	534340	0110	4,092	1735193	\$247,000	02/01/00	\$60.36	4 PLEX	RM	1	2	
100	300	534340	0110	4,092	1889262	\$285,000	05/28/02	\$69.65	4 PLEX	RM	1	2	
100	300	759690	0010	25,536	1793211	\$1,692,000	12/18/00	\$66.26	4 PLEX	RM	8	2	
100	300	888060	0090	4,100	1767287	\$200,000	07/21/00	\$48.78	4-PLEX	RM	1	2	
100	305	182205	9151	207,710	1779786	\$14,775,000	09/27/00	\$71.13	COURT OF FLAGS - PHASE I	MRH	2	2	
100	305	192205	9191	9,828	1756181	\$620,000	05/18/00	\$63.09	SCENIC HILL APARTMENT	MRD	1	2	
100	305	346280	0240	3,290	1929338	\$355,888	12/02/02	\$108.17	FOURPLEX	MRM	1	0	
100	305	346280	0245	3,290	1832789	\$268,000	07/27/01	\$81.46	FOURPLEX	MRM	1	2	
100	305	614660	0220	4,770	1769776	\$350,000	08/01/00	\$73.38	FAIRWAVEN APARTMENTS	R15.0	1	0	
100	305	914710	0085	16,693	1772680	\$790,000	08/24/00	\$47.33	THE DUCHESS OF KENT	MRM	1	2	
100	305	914710	0100	8,639	1772678	\$410,000	08/24/00	\$47.46	8 UNIT APT	MRM	1	2	
100	305	917960	0650	3,216	1809765	\$300,000	03/22/01	\$93.28	SCENIC COURT	DCE	1	2	
100	305	917960	1865	4,907	1750848	\$300,000	04/24/00	\$61.14	LINDA LEE APT BLDG #1	DCE	1	2	
100	305	919710	0111	3,840	1872942	\$337,000	03/07/02	\$87.76	DOWNTOWNER APTS	MRD	1	2	
100	305	919710	0112	5,880	1816710	\$401,000	05/09/01	\$68.20	DOWNTOWNER APARTMENTS	MRD	1	0	
100	310	052205	9250	5,214	1897857	\$350,000	07/01/02	\$67.13	COUNTRY SQUIRE APTS	RD3600P	1	2	
100	310	073820	0030	7,976	1762155	\$518,500	06/22/00	\$65.01	6 PLEX	MRM	1	2	
100	310	073820	0080	14,754	1800197	\$915,000	02/01/01	\$62.02	TWIN CREST & APTS	CC	1	2	
100	310	092205	9104	24,934	1804083	\$1,495,000	02/23/01	\$59.96	4 PLEX	RD3600P	8	2	
100	310	172205	9068	130,656	1793976	\$7,550,000	12/27/00	\$57.79	COUNTRY HOME APTS	RM1800P	1	2	
100	310	172205	9147	87,819	1913432	\$6,372,000	09/27/02	\$72.56	LIBERTY ESTATES APTS	R15.0	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	310	172205	9206	8,668	1882880	\$600,000	04/22/02	\$69.22	JEANNE APTS	CC	1	2	
100	310	172205	9216	47,846	1839249	\$2,875,000	08/28/01	\$60.09	SUNRISE ESTATES	R15.0	1	2	
100	310	172205	9296	22,882	1904230	\$1,685,000	08/09/02	\$73.64	VIEWMOUNT APTS	MRG	1	2	
100	310	192205	9055	6,271	1876900	\$390,250	03/28/02	\$62.23	CANYON CREST APTS	MRD	1	2	
100	310	192205	9081	2,400	1929382	\$315,000	12/02/02	\$131.25	TRI-PLEX	MRM	1	0	
100	310	192205	9107	9,600	1842964	\$622,000	08/30/01	\$64.79	APT-12 UNITS	MRM	1	2	
100	310	192205	9357	32,541	1870132	\$1,910,000	02/27/02	\$58.70	TERRACE OLYMPUS	MRM	1	2	
100	310	202205	9006	138,816	1928289	\$10,010,250	12/17/02	\$72.11	RIDGEGATE APTS	MRM	1	0	
100	310	202205	9022	105,807	1867932	\$7,285,000	02/12/02	\$68.85	STRATFORD ARMS APTS	MRM	1	2	
100	310	202205	9272	139,434	1927082	\$18,805,000	12/11/02	\$134.87	SUNRISE POINT - PHASE II	MRM	3	0	
100	310	292205	9055	89,308	1845437	\$5,450,000	10/04/01	\$61.02	SOUTHWOOD SQUARE APTS	MRM	1	2	
100	310	352205	9176	157,696	1748596	\$9,552,000	04/20/00	\$60.57	LAKE MERIDIAN APTS	RM900P	1	2	
100	310	794120	0020	3,540	1817007	\$270,000	05/10/01	\$76.27	5 UNIT APT	RS7200P	1	2	
100	315	000720	0155	4,608	1803045	\$353,000	02/26/01	\$76.61	9 UNIT APT	CA	1	2	
100	315	135230	0510	2,880	1789455	\$166,000	11/29/00	\$57.64	4 PLEX	MR	1	2	
100	315	172305	9137	0	1895364	\$260,000	06/17/02	\$0.00	4 PLEX	MFU	1	2	
100	315	182305	9119	3,000	1896615	\$312,000	06/17/02	\$104.00	FOUR PLEX	CA	1	2	
100	315	182305	9202	2,206	1877037	\$218,000	03/29/02	\$98.82	FOUR PLEX	CO	1	2	
100	315	722400	0040	7,383	1767542	\$550,000	07/17/00	\$74.50	RIVERSIDE APTS	MR	1	2	
100	315	722400	0147	4,944	1751512	\$440,000	04/28/00	\$89.00	DEL MAR APARTMENTS	MR	1	2	
100	315	722400	0390	1,870	1885576	\$240,000	05/08/02	\$128.34	6 PLEX	CO	1	2	
100	315	722400	0745	7,494	1898081	\$636,500	07/16/02	\$84.93	11 UNIT APARTMENT	CA	1	2	
100	315	722450	0005	1,855	1799708	\$205,000	01/31/01	\$110.51	4 - PLEX APARTMENT	SF	1	2	
100	315	722500	0255	1,755	1888922	\$253,000	05/29/02	\$144.16	4-PLEX	SF	1	2	
100	315	722600	0011	3,744	1919690	\$330,000	10/30/02	\$88.14	6 UNIT APT	SF	1	2	
100	315	723150	0330	6,984	1844679	\$537,500	09/25/01	\$76.96	GOLDEN VIEW APTS	MR	1	2	
100	315	723150	0445	3,409	1850047	\$380,000	10/24/01	\$111.47	4-PLEX	R18	1	2	
100	315	783930	0125	2,928	1892408	\$340,000	06/14/02	\$116.12	FOUR PLEX	MFU	1	2	
100	315	784030	0050	2,864	1891896	\$325,000	06/11/02	\$113.48	4 UNIT APT	MFU	1	2	
100	315	784030	0110	2,768	1795328	\$260,000	12/11/00	\$93.93	FOUR PLEX	MFU	1	2	
100	315	784130	0380	3,336	1877393	\$345,000	03/27/02	\$103.42	4-PLEX	MFU	1	2	
100	315	784130	0495	3,216	1883538	\$314,500	04/24/02	\$97.79	4-PLEX	MFU	1	2	
100	320	111610	0010	3,480	1809880	\$208,500	04/02/01	\$59.91	FOURPLEX	RM1800P	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	320	202305	9113	223,900	1905630	\$16,250,000	08/26/02	\$72.58	COUNTRY HILLS APARTMENTS	MF1	1	2	
100	320	212305	9055	226,368	1789486	\$15,000,000	11/30/00	\$66.26	ROYAL HILLS APTS	MF1	1	2	
100	320	247330	0110	3,738	1810626	\$353,000	04/06/01	\$94.44	4-PLEX	RM900P	1	2	
100	320	272305	9012	230,360	1784897	\$22,500,000	10/31/00	\$97.67	PEBBLE COVE	RM1800P	1	2	
100	320	282305	9026	352,315	1814953	\$24,500,000	04/30/01	\$69.54	BELMONT APARTMENTS	RM2400-	2	2	
100	320	292305	9134	106,734	1873337	\$5,550,000	03/14/02	\$52.00	SUNSET VISTA APTS	RM-900P	1	2	
100	320	312305	9023	177,572	1780723	\$17,900,000	10/10/00	\$100.80		R14	1	2	
100	320	352305	9001	441,018	1790700	\$35,000,000	12/01/00	\$79.36	CANDLEWOOD RIDGE PUD	RM2400P	1	2	
100	320	756080	0025	153,464	1770943	\$12,300,000	08/17/00	\$80.15	CLUBHOUSE APARTMENTS	RM2.4P	1	2	
100	325	295490	0355	3,640	1769238	\$285,000	08/02/00	\$78.30	4-PLEX	MDR	1	2	
100	330	082305	9112	14,872	1837517	\$1,195,000	08/23/01	\$80.35	SUNSET VILLA	MF1	1	2	
100	330	092305	9061	44,236	1806022	\$3,552,500	03/15/01	\$80.31	RENTON HILLS APARTMENTS	MFC	1	2	
100	330	092305	9109	0	1923027	\$1,214,910	11/19/02	\$0.00			2	0	
100	330	102305	9029	9,405	1912165	\$880,000	09/25/02	\$93.57	UNION 500 APARTMENTS	CB	1	2	
100	330	102305	9100	195,590	1811761	\$16,650,000	04/13/01	\$85.13	WINDSOR PLACE APTS	CB	1	2	
100	330	245720	0197	2,514	1910155	\$262,000	09/13/02	\$104.22	APARTMENTS	MR	1	0	
100	330	334390	0321	9,962	1790245	\$595,000	12/01/00	\$59.73	APT	MR	1	2	
100	330	345050	0005	199,124	1835645	\$13,600,000	08/15/01	\$68.30	HONEYDEW TOO CONDOMINIUM	RM-N	2	2	
100	330	722750	0530	6,093	1912674	\$425,000	09/25/02	\$69.75	FREDERICK APTS	MFC	1	2	
100	330	722750	0585	3,232	1897426	\$252,000	06/28/02	\$77.97	APARTMENTS	MFC	1	2	
100	330	722750	0590	9,265	1745729	\$545,000	03/21/00	\$58.82	ED BIGGINS APT	MFC	1	2	
100	330	722780	1526	2,756	1768080	\$260,000	07/26/00	\$94.34	4-PLEX	MR	1	2	
100	335	242405	9138	408,312	1899297	\$38,600,000	07/23/02	\$94.54	THE OVERLOOK AT LAKEMONT	RM2400P	1	2	
100	340	545230	0080	7,800	1762940	\$1,072,500	06/26/00	\$137.50	THE ISLANDER	R2	1	2	
100	345	032405	9019	121,583	1910039	\$16,500,000	09/17/02	\$135.71	LE CHATEAU APARTMENTS	R-20	1	2	
100	345	092405	9109	116,981	1890487	\$13,575,000	06/07/02	\$116.04	STERLING HEIGHTS	RM2400P	1	2	
100	350	235430	0585	3,722	1915695	\$429,000	10/10/02	\$115.26	4 UNIT APT	MFH	1	0	
100	350	235430	0587	3,722	1915700	\$429,000	10/10/02	\$115.26	4 UNIT APT	MFH	1	0	
100	350	282406	9116	4,464	1882517	\$666,700	04/22/02	\$149.35	8 UNIT APARTMENT	MFM	1	2	

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100	350	282406	9308	23,404	1884253	\$2,555,000	05/02/02	\$109.17	595 NEWPORT WAY NW	MF-M	1	2	
100	350	332406	9040	11,168	1752029	\$1,030,000	05/08/00	\$92.23	PARK SHORE	MFH	1	2	
100	350	332406	9522	4,168	1784811	\$450,000	10/25/00	\$107.97	WILDWOOD 4	MFH*	1	2	
100	350	342406	9064	4,966	1891563	\$420,000	06/14/02	\$84.58	6 UNIT APT	MFH	2	2	
100	355	229650	0200	214,930	1876058	\$30,500,000	03/26/02	\$141.91	ALEXAN APARTMENTS	R	1	2	
100	355	334210	3240	7,088	1872448	\$567,000	02/26/02	\$79.99	8 UNIT APT	SF	1	2	
100	360	052405	9230	3,360	1919289	\$560,000	10/29/02	\$166.67	GLENWOOD 4 PLEX	R-4	1	0	
100	360	066600	0161	20,743	1785001	\$2,760,000	10/25/00	\$133.06	15 UNIT APT	R-30	2	2	
100	360	066600	0516	37,596	1929232	\$5,487,500	12/20/02	\$145.96	THE MEYDENBAUER	R30	2	2	
100	360	868280	0050	5,848	1816028	\$847,500	05/02/01	\$144.92	TOWN VIEW APT	R-30	1	2	
100	360	895880	0005	165,056	1731642	\$24,435,000	01/11/00	\$148.04	PARKRIDGE APTS	CBD-MU	1	0	
100	365	022405	9019	14,512	1790407	\$1,280,000	12/01/00	\$88.20	ROBINS GLEN APTS	PO	1	2	
100	365	067170	0005	28,576	1916311	\$2,900,000	10/09/02	\$101.48	BELLEVUE EAST APARTMENTS	R-5	1	2	
100	365	109910	0404	11,120	1906787	\$1,220,000	08/22/02	\$109.71	MIDLAKES APARTMENTS	R20	1	2	
100	365	220710	0720	8,058	1740062	\$880,000	03/01/00	\$109.21	CHEZ REVELLA APTS	R20	1	2	
100	365	246030	0070	4,150	1752972	\$474,500	05/12/00	\$114.34	FAIRLAKE	R20	1	2	
100	365	342505	9158	42,296	1768187	\$4,074,062	07/21/00	\$96.32	SUMMERFIELD APTS	R20	1	2	
100	365	342505	9181	5,366	1826510	\$697,500	06/25/01	\$129.99	BRIGANTINE	R20	1	2	
100	365	883890	0086	3,712	1818601	\$569,000	05/17/01	\$153.29	4-PLEX	R20	1	2	
100	365	883890	0086	3,712	1880252	\$575,000	04/17/02	\$154.90	4-PLEX	R20	1	2	
100	370	085600	1560	6,410	1795675	\$825,000	12/29/00	\$128.71	EL DOR APTS	RM3.6	1	2	
100	370	124500	1050	4,320	1765461	\$595,000	07/13/00	\$137.73	LAING AYRE APTS	RM3.6	1	2	
100	370	169290	0005	12,840	1808687	\$1,200,000	03/30/01	\$93.46	BENCHMARK APTS	RM3.6	1	2	
100	370	169290	0041	3,840	1745079	\$525,000	03/30/00	\$136.72	5 - UNIT APT	RM3.6	1	2	
100	370	272605	9107	116,355	1781841	\$9,900,000	10/16/00	\$85.08	WILLOW RIM APTS	RM1800	1	2	
100	370	388580	7705	7,092	1913636	\$1,082,000	09/27/02	\$152.57	APT	PLA7C	1	2	
100	370	390010	0805	3,358	1767596	\$525,000	07/14/00	\$156.34	4-PLEX	PLA7B	1	0	
100	370	390010	0825	3,358	1756332	\$525,000	05/26/00	\$156.34	4-PLEX	PLA7B	1	0	
100	370	866325	0030	3,328	1782181	\$350,000	10/09/00	\$105.17	TOTEM FIRS	RM900	1	2	
100	370	866325	0040	3,328	1907172	\$395,000	08/23/02	\$118.69	TOTEM FIRS	RM900	1	0	
100	370	866325	0090	3,328	1784273	\$385,000	10/25/00	\$115.69	TOTEM FIRS	RM900	1	2	
100	375	222505	9023	169,340	1889520	\$17,075,000	05/29/02	\$100.83	VILLAGE EAST	R20	1	2	
100	375	222505	9107	46,360	1847316	\$4,410,000	10/18/01	\$95.13	EASTWOOD SQUARE APTS	R20C	1	2	
100	375	222505	9150	44,088	1758790	\$6,250,000	06/07/00	\$141.76	BRIARWOOD APTS	R20/C	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	380	141330	0103	4,314	1861019	\$590,000	01/02/02	\$136.76	WILLOW LAKE VIEW APTS	RM1800	1	2	
100	380	292605	9071	3,207	1904540	\$395,700	08/16/02	\$123.39	4-PLEX	RM1.8	1	0	
100	380	292605	9215	3,207	1904541	\$395,700	08/16/02	\$123.39	4-PLEX	RM1800	1	0	
100	380	302605	9227	4,975	1882845	\$603,000	04/24/02	\$121.21	JUANITA CREEK APTS	RM3.6(P	1	2	
100	380	322605	9015	10,140	1830928	\$800,000	07/20/01	\$78.90	PONCHO AT 116TH	RS8.5(P	1	2	
100	380	376050	0545	4,056	1853022	\$587,500	11/12/01	\$144.85	FOURPLEX	RM1.8	1	2	
100	385	072605	9378	7,000	1876812	\$570,000	03/28/02	\$81.43	APTS	RM1.4	1	2	
100	385	072605	9390	19,648	1852438	\$1,600,000	11/14/01	\$81.43	PARK ROYAL APTS	R 15	2	2	
100	385	082605	9166	6,308	1905465	\$529,200	08/20/02	\$83.89	THE BOULEVARD APTS	OP	1	0	
100	385	082605	9277	7,720	1905460	\$619,100	08/20/02	\$80.19	WIND-N-HIDE APARTMENTS	OP	1	0	
100	385	082605	9281	6,518	1905461	\$529,200	08/20/02	\$81.19	VALLEY VIEW APTS	OP	1	0	
100	385	097000	0150	3,892	1816014	\$458,000	05/03/01	\$117.68	4 - PLEX	RM4.2	1	2	
100	385	192480	0050	2,970	1743676	\$289,500	03/21/00	\$97.47	4 PLEX	OP	1	2	
100	385	237420	0010	2,232	1846240	\$259,000	10/01/01	\$116.04	4 PLEX	BC	1	2	
100	385	306760	0011	14,596	1933423	\$1,350,000	12/28/02	\$92.49	ROSS ROAD APTS	RM1.4	1	2	
100	390	192605	9031	89,754	1839180	\$9,900,000	08/27/01	\$110.30	BRIDLEWOOD APARTMENTS	RM1.8	2	2	
100	395	387636	0010	5,000	1885326	\$485,000	05/10/02	\$97.00	KINGSCOURT APTS BLDG 1	RD3.6	1	2	
100	395	387636	0030	5,000	1758118	\$478,000	05/12/00	\$95.60	KINGSCOURT APTS BLDG 3	RD3.6	1	0	
100	395	387636	0050	4,930	1835757	\$480,000	08/09/01	\$97.36	KINGSCOURT APTS BLDG 5	RD3.6	1	2	
100	395	387636	0060	4,930	1749982	\$495,000	04/18/00	\$100.41	KINGSCOURT APTS BLDG 6	RD3.6	1	2	
100	395	387636	0070	4,930	1829399	\$485,000	07/09/01	\$98.38	KINGSCOURT APTS BLDG 7	RD3.6	1	2	
100	400	011410	1248	3,232	1739066	\$290,950	02/25/00	\$90.02	4 PLEX	RM2400P	1	2	
100	400	112604	9109	75,471	1852703	\$7,500,000	11/12/01	\$99.38	COVENTRY PLACE APARTMENTS	R24P	1	2	
100	400	414010	0010	3,172	1795080	\$410,000	12/27/00	\$129.26	4 UNIT APT	RS7200P	1	2	
100	400	414010	0020	3,172	1883348	\$385,000	04/26/02	\$121.37	4 UNIT APT	RS7200P	1	2	
100	400	414010	0070	4,068	1751159	\$260,000	05/01/00	\$63.91	CASA 61	RS7200P	1	2	
100	400	414010	0180	4,210	1899217	\$399,500	07/18/02	\$94.89	4 PLEX	RS7200P	1	0	
100	400	416410	0170	189,477	1817461	\$18,500,000	05/15/01	\$97.64	TRAIL WALK APTS	RS15000	1	2	
100	410	042604	9054	3,320	1880392	\$300,000	04/15/02	\$90.36	4 PLEX	RM1.8	1	2	

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par Ct.	Ver. Code	Remarks
100	410	397170	0175	2,890	1830910	\$280,000	07/19/01	\$96.89	FOURPLEX AND CABIN	RM1.8	1	2	
100	410	402290	1112	4,432	1739191	\$372,500	02/29/00	\$84.05	4 PLEX	RM1800	1	2	
100	410	741770	0111	3,680	1848782	\$415,000	10/23/01	\$112.77	4 PLEX	RD3600P	1	2	
100	410	741770	0620	16,588	1737476	\$1,450,000	02/14/00	\$87.41		R24	1	2	
100	410	866590	0009	3,640	1763064	\$360,000	06/26/00	\$98.90	4 PLEX	RM2.4	1	2	
100	415	402410	0137	7,778	1920306	\$800,000	10/31/02	\$102.85	NORTH FOREST APTS	PUD	2	2	
100	415	402410	0205	25,785	1924691	\$2,150,000	11/15/02	\$83.38	FIRS APTS	RM900	1	2	
100	415	402410	0210	19,483	1790043	\$1,425,000	11/30/00	\$73.14	CONIFER CREST	RM1800	1	2	
100	415	402410	1370	5,304	1788952	\$575,000	11/21/00	\$108.41	2 FOUR PLEXES	RM2400	1	0	
100	415	558930	0185	3,168	1917668	\$410,000	10/22/02	\$129.42	4-PLEX	RM2.4	1	0	
100	420	022603	9205	2,876	1863151	\$350,000	01/03/02	\$121.70	FOUR-PLEX	RD3600	1	2	
100	425	102605	9046	27,690	1779926	\$2,995,000	09/29/00	\$108.16	CORNERSTONE VILLAGE APTS	R24	1	2	
100	425	102605	9161	17,300	1818873	\$1,661,000	05/10/01	\$96.01	WOODCREEK LANE APTS	R24	1	0	
100	430	012505	9143	10,263	1757952	\$1,088,000	06/01/00	\$106.01	TRAXLER-ROGERS 9 UNIT	R20	1	2	
100	430	012505	9143	10,263	1879478	\$1,170,000	04/11/02	\$114.00	TRAXLER-ROGERS 9 UNIT	R20	1	2	
100	430	062506	9115	7,720	1766852	\$745,000	07/11/00	\$96.50	TALL FIRS APTS	R30	2	2	
100	430	074200	0110	9,716	1892555	\$1,250,000	06/05/02	\$128.65	THE HEIGHTS-BLDG #2	R20	2	2	
100	430	122505	9064	7,784	1797940	\$900,000	01/22/01	\$115.62	CASCADIA APTS	R30	2	2	
100	430	719890	0110	197,572	1872404	\$30,850,000	03/08/02	\$156.15	LIONSGATE	CC4	1	2	
100	440	865830	2390	6,656	1753902	\$635,000	05/11/00	\$95.40	2 - 4 UNIT APT	R2	1	2	
100	440	865830	2590	3,000	1857882	\$262,600	12/17/01	\$87.53	4-PLEX	R7.2	1	2	
100	450	380800	0165	4,500	1841403	\$460,000	09/06/01	\$102.22	6-PLEX	RM	1	2	
100	450	803620	0300	5,591	1896557	\$510,000	06/24/02	\$91.22	5 UNIT APT	RM	1	2	
100	450	803620	0360	3,324	1827432	\$365,000	06/20/01	\$109.81	4-PLEX	RM	1	2	
100	460	213170	0590	2,800	1794479	\$270,000	12/20/00	\$96.43	4-PLEX	R16	1	2	
100	465	784920	1415	1,525	1816224	\$275,000	05/04/01	\$180.33	4 PLEX	RB	1	2	
100	470	084400	1305	2,914	1764874	\$265,000	07/12/00	\$90.94	4 PLEX	R-7200	1	2	
100	470	084400	1305	2,914	1925257	\$299,990	11/22/02	\$102.95	4 PLEX	R-7200	1	0	
100	470	162206	9013	74,432	1836909	\$4,106,459	08/13/01	\$55.17	WESTLAKE APARTMENTS	RM900P	1	2	
100	470	162206	9173	59,008	1836911	\$3,122,282	08/13/01	\$52.91	MAPLE CROSS APTS	RM900	1	2	
100	470	322207	9054	1,920	1773339	\$165,000	08/22/00	\$85.94	4-PLEX	G5	1	2	